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The City of
CLOVIS

GENERAL PLAN HOUSING ELEMENT UPDATE

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**Clovis Community Development Agency
and
Planning and Development Services Department**

Adopted September 3, 2002

The City of
CLOVIS

GENERAL PLAN HOUSING ELEMENT UPDATE



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CLOVIS

HOUSING ELEMENT UPDATE GENERAL PLAN

Clovis Community Development Agency
and
Planning and Development Services Department

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City of Clovis General Plan Housing Element Update

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Note: The previous Housing Element was Chapter 4 of the 1993 General Plan update. Pagination and headings that read "4-*" have been carried over from that document into this stand-alone version.

Section 1 Introduction

This Housing Element is a comprehensive statement by the City of Clovis to facilitate development of housing that meets the needs of existing and future residents. These commitments are an expression of the statewide housing goal of "attaining decent housing and a suitable living environment for every California family" as well as an expression of the concern of Clovis residents for the attainment of a suitable living environment for every Clovis family.

1.1 Consistency with State Planning Law

The Housing Element is one of the seven General Plan elements mandated by the State of California. Sections 65580 to 65589 of the California Government Code contain the legislative mandate for the housing element of the General Plan. Article 10.6 was added to the Government Code in 1980 and incorporates into law Housing Element Guidelines established by the California Department of Housing and Community Development (HCD). In addition, this section changed HCD's role from "review and approval" to one of "review and comment" on local housing elements. Article 10.6 also requires an update of the housing element every five years.

Government Code Section 65583 states that "the Housing Element shall consist of an identification and analysis of existing and projected housing needs... and programs for the preservation, improvement and development of housing . . ." The residential character of the City is, to a large extent, determined by the variety of its housing and the location and maintenance of the housing. The Housing Element is an official municipal response to the need to provide housing for all economic segments of the community. It establishes policies that will guide City decision-making and sets forth an action program to implement housing goals through 2007.

1.2 General Plan Consistency

The Housing Element of the General Plan is only one facet of Clovis' planning program. The California Government Code requires that general plans contain an integrated, internally consistent set of goals and policies. The Housing Element is, therefore, affected by development policies contained in the Land Use Element, which establishes the location, type, intensity, and distribution of land uses throughout the City. In designating total acreage and density of residential development, the Land Use Element places an upper limit on the number and types of housing units constructed in the City. The acreage designated for industrial, commercial, and office, as well as the mixed-use designation, creates employment opportunities at various salary levels. The presence and potential for these jobs affects the current and future demand for housing at various income groups in the City. With regard to assumptions, the General Plan uses uniform existing and projected population, employment, and dwelling unit figures. This data has been generated from City land use data, Council of Fresno County Governments data, and U. S. Census data.

The Circulation Element also affects the implementation of the Housing Element. The Circulation Element establishes policies for providing essential streets and roadways to all housing that is developed. The policies that are contained in the other elements of the General Plan affect the quality of life that citizens expect, the amount and variety of open

space and recreation areas, acceptable noise levels in residential areas, and programs to provide for the safety of the residents.

1.3 Scope and Content

Section 65583 of the California Government Code requires specific components to be contained in a housing element. These components are:

A housing needs assessment and an inventory of resources and constraints that are relevant to meeting those needs. The assessment and inventory must include:

- Housing Needs
- Community Profile
- Housing Profile
- Land Resource Inventory
- Governmental and Nongovernmental Constraints Analysis
- Analysis of Special Needs Housing
- Analysis of Energy Conservation Opportunities
- Identification of Assisted Units "At Risk" of Conversion

A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.

A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of housing elements through the administration of land use controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state subsidy programs.

This Housing Element Update modifies the Housing Element adopted by the City in 1993 and ensures internal consistency with other elements of the General Plan and the Land Use Plan. The scope and content of this Housing Element Update also reflects the relationship to the recently approved City of Clovis sphere of influence (SOI). The 1993 General Plan update created, in essence, two geographical areas within which analysis of housing needs was based. The first area included the City of Clovis and its then-approved sphere of influence that was determined to provide sufficient residential land to meet local housing needs through 1995. The second area was a much larger regional "Study Area," which contained Clovis and its SOI and included unincorporated Fresno County lands adjacent to the community. This Study Area was included in the update analysis to catalyze discussion of Clovis' truly long-range growth issues.

In December 2000, the Local Agency Formation Commission approved an expanded SOI for the City of Clovis. The approved SOI provides an additional 5,475 acres for the city's urban growth for a total of 20,195 acres. The larger Study Area remains as a long-term standard for the growth of Clovis, though it is not legally binding.

1.4 Public Participation

The California Government Code requires that local government make a diligent effort to achieve public participation from all economic segments of the community in the development of the housing element. During the preparation of the Housing Element update, public input was actively encouraged.

In the preparation of the Housing Element Update, a number of organizations and agencies that provide housing, or housing related services, were contacted. Responses from these groups helped guide the housing needs assessment portion of the Housing Element, as well as the five-year action plan. The Clovis Public Participation Plan for the Housing Element update included:

- The City Council appointed 17 interested citizens to a Citizens Advisory Committee. The Committee consisted of citizens from the following segments of the Community:

Single Family Housing Development

Lending

Social Services

Realty

Apartment Development

Senior Citizens

Industry/Commercial

Clovis Unified School District

Citizens at Large

- The committee met five times during the update process to provide input and assistance to City staff. Two of the committee meetings were advertised public meetings.
- City staff planned and produced a 30-minute broadcast production on affordable housing and the Housing Element process. The production was broadcast on the AT&T Broadband public access channel 30 times over the course of the update process. In addition to being informational, the broadcast also gave contact information for most jurisdictions in the County.
- An information meeting was held at the City of Clovis Senior Center.
- Two publicly noticed study sessions were held before the Planning Commission and City Council.
- Noticed public hearings were held before the Planning Commission and City Council.
- The update draft was available for review at City Hall, the Senior Center, and the public library.

The Draft and Final Housing Element were circulated to the Department of Housing and Community Development for review and comment.

The Committee on the Environment and the Public Health has been established to study the various aspects of the environment and public health. The committee is composed of representatives of the various departments and agencies of the Government.

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Section 2.0 Issues and Intent

The City of Clovis has adopted a high standard of development and community character; namely, to accommodate urban growth while maintaining its small town nature. The Housing Element is an integral part of the General Plan with the intent of setting forth goals, policies and actions to achieve planned and orderly development in the Clovis Project Area, yet maintaining the small town atmosphere representative of the community. The Housing Element promotes balanced residential development as well as a range of housing options available to existing and future residents of the City.

Housing in Clovis is a complex issue, consisting of at least three components: housing affordability, housing quality, and number of housing units. In addition, certain segments of the population have traditionally experienced difficulty in obtaining adequate housing. The elderly, handicapped persons, female heads of household, Southeast Asian families, large families of five or more persons, and farm workers are considered to have special housing needs.

The use of zoning in general and a conditional use permit (CUP) process in particular is a valid exercise of the city's legitimate police power when evaluating housing projects. Understandably, the State has raised concerns about a local agency's ability to use the CUP process to unreasonably constrain housing projects by using the entitlement process to place excessive burdens on such projects. The city is supportive of this concern. Through the exercise of its housing goals and policies, Clovis intends to continue to advocate for safe, decent, and affordable housing projects through its planning and zoning functions.

There are three factors that reduce the potential for excessive burdens that may constrain housing projects. Recent court cases including but not limited to the *Nolan* and *Dolan* cases require exactions to be roughly proportional to a project's potential impacts and demands for service. Second, the findings required for the issuance of a CUP are a recognized means of protecting the general welfare of the persons in the project and ensuring that the project functions compatibly within the project's vicinity. Last, the city's use of the CUP process is defined in the Clovis Municipal Code and focuses on consistently applied analysis and conditions of use. CUPs are subject to noticed public hearings and opportunities, both administrative and quasi-legislative, for appeal of conditions by the applicant.

The city evaluates all development proposals--commercial to residential, open space to industrial projects--with a project-specific analysis as permitted under state planning law Government Code section 65800 *et seq.*, and the California Environmental Quality Act and its Guidelines, Public Resources Code sections 21000 *et seq.* and 15000 *et seq.*, respectively. Under the planning law, the Legislature declared its intention to provide only a *minimum of limitations* in order that cities may exercise the *maximum degree of control* over local zoning matters. This section also states that no provisions of this code or any other code or statute shall restrict or limit the procedures provided in this chapter by which the legislative body of any city enacts, amends, administers, or provides for the administration of any zoning law, ordinance, rule or regulation.

For these reasons, the entitlement process, including the CUP process, is not considered an unreasonable constraint upon the provision of housing. Further, it has not hindered Clovis from meeting its share of the regional housing need. Clovis is confident that its past performance demonstrates its commitment to state and city housing goals and that it is striking an optimal balance between serving the civic values of its citizens with the state's performance and housing allocation standards.

2.1 Housing Affordability

State housing policy recognizes that cooperative participation of the public and private sectors is necessary to expand housing opportunities to all economic segments of the community. Historically, the private sector generally responds to the majority of the community's housing needs through the provision of market rate housing. However, the percentage of population who can afford market rate housing is declining. Should the income-to-cost disparities continue in the years ahead, the ability of the housing industry to produce affordable housing for any segment of Clovis' population may be further diminished.

The high correlation between income deficiencies and housing problems (affordability and maintenance) indicates the need to develop the means to assist low- and moderate-income households with their housing needs. Although government subsidized housing programs will continue to be instrumental in improving the living conditions of those households, other actions are also essential to deal with these needs. In addition to the challenge of meeting current housing needs, provision must also be made to satisfy the housing needs of the future. It is reasonable to expect that many of the newly formed households will have deficient incomes to afford adequate housing. As in the past, these low income families will, in many cases, be unable to satisfy their housing needs through the market rate inventory, making government-assisted housing programs essential and supporting the need for economic development activities which produce new jobs and higher wages.

It is a primary goal of the City of Clovis to adopt local policies and procedures that do not unreasonably add to escalating City costs to provide affordable housing to its residents. Although state and local governments, as well as private industry, have important roles in the provision of assisted housing, federal funding of existing and/or new housing programs is essential to the provision for very-low, low- and moderate-income households. Without that resource, the ability of local government to address the housing needs of these income groups is reduced. However, in recent years federal and state policies have shifted costs to local governments on the theory that they can increase or create fees to pay for public services. This has added significantly to the cost of housing and diminished resources to assist the very low- and low-income groups.

The City of Clovis will need to address a number of specific concerns which may prove critical to meeting future housing needs, especially if housing costs continue to increase at current rates. As housing costs rise, future housing needs will result in a greater demand for less costly housing types like multiple family units and creative mixed-use products. While the Land Use Element provides for a full range of housing types and densities, it is only part of a matrix of decision that influences housing. Future decisions of the City regarding public improvements, zoning and development standards will help influence the development of multiple family housing and creative housing products will be successfully

utilized in meeting anticipated housing needs. As the City of Clovis pursues annexation of unincorporated developing areas, it has an opportunity to engage in proactive efforts towards ensuring that affordable housing develops commensurate with overall residential growth in the City. The three Urban Center Specific Plan Areas identified in the General Plan are based on the concept of providing a range of housing opportunities, with higher density residential and mixed-use areas. These combine high density residential with employment generating and service uses in proximity to employment centers and Village Centers.

2.2 Projected Housing Need

The City of Clovis has experienced significant growth over the past decade. Housing unit growth has lagged behind population. For example, between 1980 and 1990, the population has increased over 50% (from 32,871 to 50,133), while the total number of housing units has grown by 41% (from 13,360 to 18,888). Between 1990 and 2000, population increased 35% (from 50,133 to 67,988), and housing units grew by 33% (from 18,888 to 25,250).

Although the prices of market rate housing continue to rise, the demand still remains. For many reasons, including a long-term decrease in interest rates, construction defect litigation, and changes in the federal tax code, most of the residential construction has been for the single-family market rather than the multiple-family market. The Council of Fresno County Governments' (COG) 2001 Regional Housing Needs Allocation Plan (RHNA) indicates a projected need of 6,410 housing units for the City of Clovis by 2007. This number includes 375 housing units originally allocated to Fresno County within the Clovis SOI but accepted by the City of Clovis. During discussions of each Fresno County jurisdiction's share of housing units for the Regional Housing Needs Allocation Plan, it was agreed that within Clovis' SOI the County would plan for certain areas and the City would plan for other areas. To satisfy HCD, Fresno County and Clovis would have an understanding of the areas in which each jurisdiction would plan, making sure not to overlap areas.

The final allocation of housing units to the City was based on Clovis and Fresno County agreeing that the City would plan for areas outside the City limits. It was agreed that Clovis would plan within its previous sphere of influence and a small portion of the Southeast Plan Area of the current sphere of influence.

Housing prices in Clovis are still low enough that the above-moderate and moderate-income households will be able to find affordable market rate housing as purchasers or renters. The RHNA does not take into consideration the lower cost housing left vacant as households move up in the housing market. Many of the low- and very low-income households will find affordable rental housing through this upward mobility of other households.

Individuals and households with "special needs" are those whose housing requirements go beyond just a safe and sanitary dwelling at an affordable price and include either unique physical or sociological requirements, or both. Included in this category are senior citizens and handicapped persons who have particular physical needs as well as sociological needs unique to their group; large families who need four, five, or more bedrooms in a dwelling;

farm workers who move from one location to another for all or part of a year or only work and receive income for a part of the year; homeless persons who cannot afford permanent housing; and families with female heads of households who often represent unusually high percentages of very low- and low- income households as well as having needs related to location and size of unit.

Not all persons and households in Clovis with "special needs" are in the lower income groups, but it is assumed that where sufficient income is available, these special needs can be satisfied. Special needs groups with low or limited incomes are those targeted by the action plan.

2.3 Available Land Inventory

The General Plan establishes land planned for residential growth. General Plan policies encourage in-fill development of vacant and undeveloped lands both presently within the City of Clovis and within a reasonable distance from existing public sewer, water and street systems.

Adopted specific plans designate land for a variety of residential densities and types. Lands proposed as Urban Centers, for which a specific plan will be required for implementation, also delineate a mix of residential land use potential. These areas outside of the current City boundary and designated for residential uses by the General Plan or a specific plan will be zoned to urban residential classifications upon annexation to Clovis. (It is important to note that present City/County policy encourages urban development to take place within cities where urban services and facilities are available. The County's Urban Referral Policy requires that all development requests within 1/2 mile of the City's fringe be referred to the City for annexation.)

2.4 Housing Opportunities

A balanced inventory of housing in terms of unit type, cost, tenure and style promotes a range of housing options that are necessary to support an economically and socially diverse community. While the Land Use Plan promotes new growth in the City and SOI, it is not to occur at the expense of the unique quality of life and community character that the City of Clovis embodies. Improvements to existing residential neighborhoods simultaneously with new development based on the Urban Village concept emphasizes the effort to integrate future areas of the City with the "small town" character of Clovis.

2.5 Housing Rehabilitation and Conservation

Although the assessment of current housing needs indicates that the majority of Clovis' population is adequately housed, it also clearly illustrates that a certain segment of Clovis households are experiencing housing quality problems. The Housing Condition Survey performed for the Housing Element update indicates that 4,255 homes need some level of repair. It is noted that this phenomena is due in large part to the deterioration of 1970's-era wooden shake roofs that are coincidentally reaching the end of their 30-year life expectancy at the time of the survey. These roofs are showing the classic signs of deterioration – missing or misplaced shakes and excessive splitting – on houses that would otherwise not be considered to exhibit unsatisfactory building or property conditions.

Part of the need for rehabilitation stems from the fact that many of the Community's oldest dwellings were built prior to local building codes and planning regulation. Many were constructed without proper safety features or were located in areas subject to natural hazards, particularly rural residential and low-density residential units within flood prone areas. In other cases, lack of planning allowed development of housing without supportive services and facilities. In some of Clovis' low-income neighborhoods lumber seconds and scraps from the lumber mill were used to construct inexpensive homes. Consequently, the quality and desirability of many of these dwellings diminished rapidly, and today they represent a large portion of Clovis' substandard housing stock.

In addition, housing conservation is necessary to protect the stock of affordable housing units from being converted to other uses not benefiting lower income groups. At the present time, a number of residential units exist on property that is zoned or planned for commercial or transportation uses, generally falling within four areas: Herndon Avenue Business Corridor, Clovis Avenue Business Corridor, the Old Town area, and the Shaw Avenue Business Corridor. Development in these areas has been influenced by the completion of Highway 168 and the implementation of the Transit Corridor associated with the Railroad Plan. Generally, these homes are substantially older, and a good deal of the useful life of these units is expended. While these units are old (50+ years) and in varying states of repair, they typically provide housing in the form of medium to larger sized single family dwellings in a rental range or purchase range that is more affordable to low-income families. The actual loss of single-family units due to mixed-use development and commercial growth is difficult to gauge in the short term.

2.6 Constraints to Affordable Housing

Many factors affect the ultimate cost and availability of housing to the consumer, be it rental or owner occupied. The factors that either prevent construction or raise the cost of construction and/or improvement of housing can be considered constraints. Some of these constraints are the result of governmental actions; policies, regulations and standards, and some are nongovernmental market factors. However, governmental and nongovernmental constraints are interrelated and affect one another. Therefore, action programs that influence governmental constraints can also affect nongovernmental constraints.

Nongovernmental constraints are beyond the control of local government and generally cannot be impacted by the actions of a City or County. However, certain actions by the City of Clovis can mitigate some of the adverse impacts of market constraints on a very localized basis.

2.7 Balanced Growth

Residential development that is responsive to the built environment is important in maintaining the quality of life highly valued by residents of the Clovis community. The adequate provision of infrastructure and services is considered a necessary qualification to residential development in order to ensure that future growth does not adversely impact the community. The General Plan creates an economically diverse, viable community by providing housing to support the needs of its employers and employees.

2.8 Equal Housing Opportunity

Although essential to meeting housing needs, the provision of a sufficient number of dwelling units will not in itself ensure that the entire population will be adequately housed. For example, households with sufficient income to purchase quality housing may be denied a choice of housing location because appropriate housing at acceptable cost is not adequately dispersed throughout the community.

Inadequate distribution of affordable housing within a community or region is an important constraint to choice. Discrimination due to race, religion, or ethnic background is an equally significant factor affecting the renting or sale of housing. The City provides for a variety of housing types and densities to meet the needs of its residents, and upholds fair employment and housing practices. In order to prohibit housing discrimination practice in accordance with fair housing laws, effective implementation of housing programs is contingent on full coordination with federal, state and local agencies involved in the provision of housing, or housing related services.

2.9 Energy Conservation

The City has promoted energy conservation for residential uses on both educational and regulatory levels. On a regulatory level, the City enforces the State Energy Conservation Standards (Title 24, California Administrative Code). This building code provides a great deal of flexibility for individual builders to achieve a minimum "energy budget" through the use of various performance standards. These requirements apply to all new residential construction as well as all remodeling and rehabilitation construction. The City has not adopted additional subdivision and site plan review regulations or policies that require compliance with specific energy conservation standards.

2.10 Infill Housing

The feasibility of infill housing is influenced by many factors, most of which are outside of the City's direct influence. State housing law, the methodology and practicality of RHNA, lending practices, and construction defect litigation are a few of the external influences on infill development. On the local level, historic development patterns, the level of development fees, and the reaction of adjoining property owners' protests to infill development effect the feasibility of infill projects.

The Housing Element Update Citizens Advisory Committee indicated that policies more strongly supportive of infill development were necessary. This direction resulted in a recommendation by the committee for the addition of a new policy. Staff has included an action item to evaluate the financial support of infill development when it can be demonstrated that entitlement processing, building permit fees, and/or development impact fees are not proportionate to the actual cost of these services.

2.11 Inclusionary Housing

The practice of requiring new residential developments to provide a minimal portion of the units at costs affordable to low- and moderate-income households is one option for the provision of affordable housing. Such a program is designed to spread affordable housing units throughout the city. As an alternative to providing affordable units, developers can pay in-lieu fees, which are deposited into an appropriate housing development fund.

An action item of Goal 3 was to adopt a voluntary inclusionary housing program. A voluntary inclusionary housing program is not feasible. During the planning period of this document the City will examine how other jurisdictions operate an inclusionary housing program. A decision will be made as to whether an inclusionary housing program will be feasible in Clovis. Complicating the local acceptance of inclusionary housing is the relatively lower cost of housing in the Fresno-Clovis metropolitan area relative to Bay Area or Southern California communities where it is successfully implemented.

2.12 Regional Housing Needs Allocation

Of particular interest to Clovis and all cities in Fresno County is the methodology used to determine its housing allocation. The use of 1990 income data to establish housing allocation numbers has, in the City's opinion, resulted in a skewed housing allocation.

The state recognizes that the total housing needs identified may exceed available resources and a community's ability to satisfy these needs and that, in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan. These issues are likely due to a greater involvement by the state with Bay Area and Southern California communities and a relative unfamiliarity with the issues that influence housing in the San Joaquin Valley.

The RHNA includes language that defines the relationship between Clovis' and the County's respective housing allocations within the city's sphere of influence. It establishes an equitable presumption of growth of these cities over the next five years. This is a productive result of dialog between Fresno, Clovis, and Fresno County.

Of note during the development of the RHNA is the manual adjustment of the Housing Construction Need figures for the City of Clovis. As noted in the RHNA,

during the 90-day revision period set forth in statute, the County of Fresno objected to its Housing Construction Need figures for the unincorporated Fresno Clovis Metropolitan Area (FCMA). . . . Several meetings were subsequently held to consider the County's objection and agreement was achieved on manual adjustments of the Housing Construction Need figures for cities and the County within the FCMA and East Valley market areas.

Within the FCMA market area, the manual adjustment resulted in an increase of 375 units in Clovis, an increase of 1,125 units in Fresno, and a corresponding decrease of 1,500 units in the unincorporated portion of the FCMA. These units were

allocated to the income categories for each jurisdiction in the same proportion as existed prior to the manual adjustment.

[Clovis] and the County cannot both claim the same land area in their respective housing elements in order to provide an inventory of adequate sites to accommodate their respective RHNA Plan allocation by income category. Many cities in Fresno County may be able to accommodate their respective housing need allocation by income category within their existing jurisdictional boundaries. Other cities in the County, however, may need to annex land area within their respective sphere of influence in order to provide an inventory of adequate sites to accommodate their respective housing need allocation by income category.

In this latter situation, a city must include within its housing element a housing program with specific actions that the city will take within the planning period to annex land area to provide for appropriate zoning, development standards, and infrastructure capacity in order to increase its total residential development capacity. Land area identified for annexation in a city's housing element program cannot be included in the County's housing element for providing adequate sites to accommodate its housing need allocation, except for building permits issued by the County prior to the boundary change. Transfer of a jurisdiction's housing need allocation during the planning period can only occur pursuant to Government Code Section 65584(c)(5).

In accordance with the agreement between Clovis and Fresno County to facilitate the manual adjustment of 375 units from the Fresno County Housing Construction Need figure to the City of Clovis, the term "Adjusted Clovis Area" will be used in the Housing Element to refer to all land within the incorporated boundaries of the City, as well as the unincorporated land within the Clovis sphere of influence located north to Shepherd Avenue, and east to DeWolf Avenue.

Section 3.0 Evaluation of the 1993 Housing Element

Pursuant to Section 65588 of the Government Code, the City of Clovis has reviewed its 1993 Housing Element and has evaluated the appropriateness of its housing goals, objectives, and policies in contributing to the attainment of the State Housing Goal. The City has also appraised the effectiveness of the Housing Element in attainment of the community's housing goals and objectives, and the progress of the City in implementation of the Housing Element. The Housing Element has been revised to reflect the results of this review.

3.1 Discussion of Goals

The goals of the 1993 Housing Element support policies that advance the legislative intent of the Housing Element. On a day-to-day basis, the goals serve as the guidelines to evaluate development proposals, focus requests for assistance, facilitate funding opportunities, promote effective intergovernmental communication, and guide budgetary decisions.

The 1993 Housing Element goals are broad enough to encompass a range of policies and actions and have been found (through an examination of their policies) to serve the interests of the state and city. The goals remain appropriate for continuation in the 2002 update, and no changes to the goals are recommended.

Staff and the Citizens Advisory Committee have evaluated the 1993 Housing Element policies. Based on this evaluation, adjustment of specific policies and action items is deemed appropriate for the update. These amendments are identified in the tables that follow.

3.1.1 Discussion of Policies Relating to Goal 1

Goal 1: A diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Clovis.

The City of Clovis has provided sufficient land to accommodate residential growth for a variety of single-family homes and multiple family units. Through adoption of development standards for infrastructure, the City has minimized noncontiguous urban development. Policies established the timely processing of development applications, and the adoption of specific plans to streamline the planning and environmental process have supported the policies found in the General Plan. The mixed-use ordinance has not been written but use of the Mixed-Use designation to create project-specific conditions is an active component of the City's land use approval process and has been implemented on a project-by-project basis since 1993. An update of the City's Zoning Ordinance, referred to hereafter as the Development Code update, has been initiated and is expected to be completed by the end of 2002. The Development Code update will include the creation of the Mixed-Use ordinance envisioned in the 1993 General Plan.

GOAL 1		
A diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Clovis.		
ANALYSIS OF POLICIES RELATING TO GOAL 1		
1993 Policy	Results	Explanation
1.1. Maintain a sufficient inventory of developable land at varying densities to accommodate the existing and projected needed housing supplies.	General and specific plans which have enabled annexation and development of residential development. Limiting factor on annexations has been lack of tax-sharing agreement and unresolved sphere of influence update rather than availability of planned residential land.	Goal accomplished. - <i>Recommend continue policy.</i>
1.2. Promote the development of compatible mixed-use projects within the mixed-use designation that promote and enhance the urban village concept, facilitate the efficient use of public facilities, and support alternative transit modes.	Staff is supportive of innovative mixed-use projects. However, few have been proposed due to the lack of a mixed-use zone district. The recently initiated Development Code update will provide for such a land use-planning tool.	Goal in abeyance. - <i>Recommend amendment of this policy: "Support mixed-use projects that promote and enhance the adopted goals and policies of the Clovis General Plan."</i>
1.3. Encourage and participate in efforts designed to achieve economies and efficiencies which will facilitate the production of quality, affordable housing.	The City, through its redevelopment agency, is working with nonprofit housing providers to create more affordable housing. The City also works with the local Building Industry Association (B.I.A.) to arrive at off-site costs that result in creating a housing market that is accessible to more families.	No specific standards; however, the City is working with local nonprofit housing providers and the B.I.A. to continue promoting economic building conditions. - <i>Recommend continue policy.</i>
1.4. Promote balanced, orderly growth to minimize unnecessary development costs adding to the cost of housing.	Through the adoption of off-site improvement requirements, the City has encouraged orderly growth and minimized unnecessary developmental costs.	Goal accomplished. - <i>Recommend continue policy.</i>
1.5. Encourage residential development that provides a range of housing type options in terms of cost, density, type, and occupancy status, and provides the opportunity for local residents to live and work in the same community by balancing job opportunities with housing types.	Through the adoption of specific plans, the City has provided housing opportunities for all entry levels; multiple family housing as well as detached housing on lots as small as 6,000 sq. ft. to large expensive homes on lots in the 14,000 to 18,000 sq. ft. range.	Goal accomplished. - <i>Recommend amendment of this policy: "Encourage residential development that provides a range of housing types, cost, density, and occupancy status."</i> <i>Recommend new policy 1.5: "Encourage residential development that provides the opportunity for local residents to live and work in the same community by balancing job opportunities with housing types."</i>

3.1.2 Discussion of Policies Relating to Goal 2

Goal 2: Balance growth between housing production, employment, and provision of services.

The City of Clovis, through the adoption of five specific plans, has taken positive steps to manage neighborhood environmental factors such as traffic flow, school locations, parks,

and open spaces in addition to minimizing the impacts on the area's natural resources. Specific Plans in conjunction with rigorous enforcement of building code standards have resulted in improvement to the safety and integrity of neighborhoods. Discussion with the Housing Element Update Citizens Advisory Committee indicated that policies more strongly supportive of infill development were necessary in order to balance the benefit provided by this type of housing with the costs of entitlement processing, building permits, and development impact fees. This will be added as an action item under Goal 2.

GOAL 2		
Balance growth between housing production, employment, and provision of services.		
ANALYSIS OF POLICIES RELATING TO GOAL 2		
1993 Policy	Results	Explanation
2.1. Direct new housing development to viable communities where essential public facilities can be provided and employment opportunities, educational facilities, and commercial support are available.	The annual Capital Improvement Budget and 5-year Capital Improvement Program are designed to meet the long-term growth needs of the City as set forth in the City's plans.	Goal accomplished. - <i>Recommend continue policy.</i>
2.2. Provide for adequate infrastructure and services to meet demands generated by residential development.	Funding and scheduling for improved and new urban services are included in each annual budget approved by the City Council. Individual development proposals are evaluated for sufficient urban services.	Goal accomplished. - <i>Recommend continue policy.</i>
2.3. Provide that new housing be constructed in accordance with design standards that will ensure the safety and integrity of each housing unit and provide for the development of attractive and functional housing.	The City Building Division has adopted building codes and enforces all applicable safety regulations.	The intent of this policy are functions of building code enforcement, making this policy redundant. - <i>Recommend deleting this policy.</i>
2.4. Require a mixture of diverse housing types and densities in new developments, around the village centers and within mixed-use areas to enhance their people orientation and diversity.	Housing types are a function of market demands. Through its administrative and zoning regulations, the Planning Division is supportive of diverse housing types.	The housing market in Clovis is supportive of diverse housing types. - <i>Recommend amending this policy: "Encourage a diversity of housing types in mixed use areas, village centers, and other areas in the City to support the Clovis community values."</i>
2.5. Encourage residential development to be designed to preserve and enhance important environmental resources, maintain important areas as open space, and provide access to alternative transit systems.	The specific plans that the City adopted identify the natural resources in the area and make provisions for minimizing any impact on these resources.	This policy is repetitive of Open Space Element Goals 3, 4, 8, and 10 and their respective policies and action items and the project-specific CEQA analysis performed for all development projects. - <i>Recommend deleting this policy</i>
2.6. Manage neighborhood environmental factors such as traffic flow, school locations, parks and open spaces, and other public uses to stabilize and upgrade neighborhoods and dwellings.	The specific plans provide for appropriate living environmental factors in each plan area. However, this policy can be linked to capital budgetary decisions.	City is in compliance with the stated policy. - <i>Recommend amending this policy by moving it under Goal 4 as new policy.</i> 4.11 : "Manage neighborhood environmental factors to focus on neighborhood preservation and stabilization."

3.1.3 Discussion of Policies Relating to Goal 3

Goal 3: Affordable housing for all economic segments of Clovis.

The policies outlined in support of Goal 3 have largely been accomplished through the development of five specific plans. The specific plans used citizen advisory committees to study and make recommendations on various aspects of housing within each specific plan area. Further, the programs of the Clovis Community Development Agency have accomplished the rehabilitation, maintenance, and development of affordable housing units.

GOAL 3		
Affordable housing for all economic segments of Clovis.		
ANALYSIS OF POLICIES RELATING TO GOAL 3		
1993 Policy	Results	Explanation
3.1. Promote a variety of housing opportunities that accommodate the needs of all income levels of the population and provide opportunities to meet the City's fair share of low- and moderate-income housing.	Through the City's specific plans and programs of the Clovis Community Development Agency (CCDA), the City has encouraged various types of housing opportunities in all residential portions of the City, as well as maintenance of the existing housing stock.	City is in compliance with the stated policy. - <i>Recommend continue policy.</i>
3.2. Develop and implement regulatory actions that will advance the production of units affordable to low- and moderate- income households.	City development fees are maintained at their lowest level; City plans provide for a range of housing types, densities, and lot sizes.	City is in compliance with the stated policy. - <i>Recommend continue policy.</i>
3.3. Support innovative public, private, and nonprofit efforts in the development of affordable housing, particularly for the special needs groups.	Through projects such as Self-Help Enterprises, the City is supportive of these efforts.	City is in compliance with the stated policy. - <i>Recommend continue policy.</i>
3.4. Pursue all available forms of private, local, state, and federal assistance to support development or purchase/rental of affordable housing.	City has used federal (CDBG and HOME) and state (CHAFA) bond financing and tax increment funding. CCDA also participates with HUD Section 108 and Section 202 and BEGIN programs.	City is in compliance with the stated policy. - <i>Recommend continue policy.</i>
3.5. Develop programs addressing the loss of assisted units because of conversion to market rate units or physical deterioration.	CCDA has monitoring in place. CCDA assisted in a bond-refinancing program for a low to very low-income senior housing project to preserve these units for this population.	CCDA performance measures are in compliance with this policy. - <i>Recommend continue policy.</i>

3.1.4 Discussion of Policies Relating to Goal 4

Goal 4: To maintain and improve the quality of the existing housing stock and the neighborhoods in which they are located.

The Clovis Community Development Agency has developed a home maintenance program that assists low-income senior homeowners in maintaining their existing homes. This program benefited 366 homes since the adoption of the 1993 Housing Element through maintenance, rehabilitation, or new construction. The City of Clovis also maintains an

active program to identify areas where excessive debris exists on residential property and takes appropriate action to effect the removal of the debris. The Clovis Community Development Agency has worked to develop 59 owner-occupied residential units targeted at low- and moderate-income individuals.

GOAL 4		
To maintain and improve the quality of the existing housing stock and the neighborhoods in which they are located.		
ANALYSIS OF POLICIES RELATING TO GOAL 4		
1993 Policy	Results	Explanation
4.1. Every 5 years monitor the quality of the housing stock to maintain a current inventory of all sub-standard housing units.	Housing condition survey was performed in 2001 for the Housing Element update.	City is in general compliance with the stated policy. - <i>Recommend continue policy.</i>
4.2. Provide for removal of all unsafe and substandard dwellings that could not be economically repaired.	City's housing program has pursued acquisition of property with demolition-quality housing. Most of the demolitions occurred as a result of complaints filed with the City of Clovis Building Division. City uses HOME funds for demolition or reconstruction of housing occupied by low-income persons.	City is in substantial compliance with the stated policy. Removal of <u>all</u> unsafe dwellings is limited by available funding. - <i>Recommend continue policy.</i>
4.3. Encourage the development of sound new housing on vacant land within existing neighborhoods that have the necessary infrastructure.	Through programs operated by CCDA, the City has constructed homes and acquired vacant lots for future housing development affordable to low and very low-income persons.	The amount of parcels that the Agency can acquire is limited by Agency low and moderate income housing funds. - <i>Recommend continue policy.</i>
4.4. Support and encourage all public and private efforts to rehabilitate and improve the existing stock.	CCDA provides painting and property maintenance services to approximately 90 low-income senior citizens annually. This policy is similar to policy 4.11, below and would benefit by inclusion of reference to governmental funds for this purpose.	City is in compliance with the stated policy. - <i>Recommend amending this policy: "Support and encourage all public and private efforts to rehabilitate and improve the existing stock, including use of federal, state, and local programs for this purpose."</i>
4.5. Promote public awareness of the need for housing and neighborhood conservation.	CCDA Housing Program staff makes presentations to civic groups about the need for affordable housing.	City is in compliance with the stated policy. - <i>Recommend continue policy.</i>
4.6. Support actions that foster and maintain high levels of owner occupancy, particularly in those neighborhoods where housing quality is declining.	To date, City and CCDA have provided rehabilitation loans for 185 households citywide.	City is in compliance with the stated policy. - <i>Recommend continue policy.</i>
4.7. Promote development of public policies and regulations that provide incentives for property maintenance of owner occupied and rental housing.	City/CCDA has operated a housing rehabilitation program that has resulted in loans or grants for the rehab of 195 owner-occupied units.	Federal guidelines have deterred rental-housing involvement to date. City-funding did not allow for extensive development of a rental-housing program. - <i>Recommend continue policy. Staff will advocate for changes to federal guidelines that have deterred rental-housing participation.</i>

4.8. Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.	Each development proposal undergoes environmental, planning, and urban service analysis as part of Planning Division evaluation.	Policy is redundant with existing General Plan Goal 2 (policies 2.1 – 2.8) regarding compatibility of uses and the City's CEQA practices. - <i>Recommend deleting this policy.</i>
4.9. Encourage maintenance of essential public services and facilities in residential development.	The Capital Improvement Program is devoted to improvement of the physical infrastructure that supports and sustains continued community development.	Goal accomplished. - <i>Recommend amending this policy: "Maintain essential public services and facilities in residential area of low/moderate income housing units."</i>
4.10. Encourage available public and private housing rehabilitation assistance programs in neighborhoods where such action is needed to ensure preservation of the living environment.	City/CCDA has used CDBG and HOME funds, CalHome funds, and local redevelopment tax increment funds to fund rehabilitation projects.	City is in compliance with the stated policy. - <i>Recommend continue policy.</i>
4.11. Facilitate utilization of federal, state, and local programs to assist lower income homeowners to properly maintain their dwelling units.	CCDA established a Summer Painting Program that was federally funded through a grant to assist with a home maintenance program.	This policy is repetitive of policy 4.4. - <i>Recommend deleting this policy and incorporating its intent into policy 4.4.</i>

3.1.5 Discussion of Policies Relating to Goal 5

Goal 5: Equal housing opportunity for all residents of Clovis.

Clovis has endeavored to advertise all housing opportunities in areas that reach the minority community. The City of Clovis has also created and staffed an economic development function that has expanded the employment base in Clovis during the period covered by the 1993 Housing Element (1993-2000). The City has continued to make use of housing programs available through the state and federal government which includes job training grants, rehabilitation funds, and programs for first-time homebuyers.

GOAL 5		
Equal housing opportunity for all residents of Clovis.		
ANALYSIS OF POLICIES RELATING TO GOAL 5		
1993 Policy	Results	Explanation
5.1. Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing	Staff is active with Community Housing Leadership Board, serving on board for six years, one as vice-president, and two as president. Staff distributes fair housing information and provides referrals to people requesting this information.	City is in compliance with the stated policy. - <i>Recommend continue policy.</i>
5.2. Remove regulatory constraints that impede equal opportunity to housing in the City.	The federal civil rights law providing for equal housing opportunity and California's fair housing law are not subject to local amendment. Further, since State Building Code promulgation, most regulatory constraints are products of state law, which the City must enforce. Housing constraints at the local level are typically violations of law, which is remedied through enforcement.	Policy does not accurately reflect local influence of state and federal law. - <i>Recommend deleting this policy.</i>

5.3. Assist in the provision of housing for residents with special needs.	The City of Clovis has made use of CDBG and HOME funding to foster the development of housing for individuals and families with special needs.	City is in compliance with the stated policy. - <i>Recommend continue policy.</i>
5.4. Encourage housing design standards that promote the accessibility of housing for the elderly and disabled.	City implements the law regarding adequate access for disabled persons.	City is in compliance with the stated policy. - <i>Recommend continue policy.</i>
5.5. Encourage and consider supporting local private nonprofit groups that address the housing needs of the homeless and other disadvantaged groups.	City/CCDA are partners with nonprofit groups for the development of housing affordable to low income households. Supportive of proposals from groups proposing housing for the homeless.	City is in compliance with the stated policy. - <i>Recommend amending this policy:</i> "Support groups that address the housing needs of the homeless and other disadvantaged groups."

3.1.6 Discussion of Policies Relating to Goal 6

Goal 6: To promote energy conservation activities in all neighborhoods.

The City of Clovis has actively promoted energy conservation including such steps as using staff to coordinate a City-wide energy program, discouraging excessive outdoor illumination, coordinating with P G & E and the state and public education to its citizens through "Black-Out Help and Information" public releases, distributing the Clovis Police Department Enforcement Policy, distributing "Energy Crisis Safety for Seniors" and "Senior Summer Safety Tips" through the City's Senior Center, providing the Governor's Executive Order D-19-01 and California Energy Commission's Exterior Lighting Strategies, and using the City's website to list this information.

The Clovis General Plan Open Space and Conservation Element Goal 6 and its policies aim to ensure efficient energy use throughout the community through well-planned urban development and adherence to existing building codes that require energy efficient construction standards.

GOAL 6		
To promote energy conservation activities in all neighborhoods.		
ANALYSIS OF THE POLICIES RELATING TO GOAL 6		
1993 Policy	Results	Explanation
6.1. Comply with all adopted federal and state actions to promote energy conservation.	City has worked actively at several levels to promote energy conservation.	City is in compliance with the stated policy. - <i>Recommend continue policy.</i>
6.2. Promote public awareness of the need for energy conservation.	Through its rehabilitation programs, CCDA added insulation, replaced windows, improved HVAC systems, and upgraded water heaters for low-income households. The City also conducts energy conservation workshops.	City is in compliance with the stated policy. - <i>Recommend continue policy.</i>
6.3. Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.	City has worked through the activity of the City Building Division to adhere to energy conservation requirements.	City program is in compliance with building code requirements for energy conservation. - <i>Recommend continue policy.</i>
6.4. Encourage maximum utilization	CCDA's redevelopment housing staff	No specific standards; however, the

GOAL 6		
of federal and state programs that assist homeowners in providing energy conservation measures.	makes applications for state and federal programs for energy conservation. The City also uses an active educational effort to inform homeowners and the general public of opportunities to conserve energy. This policy would benefit from inclusion of energy provider's services related to energy conservation.	City is using its redevelopment housing staff to make applications for state and federal assistance whenever possible. - <i>Recommend amendment of this policy:</i> <i>"Encourage maximum utilization of federal and state programs and programs and services from energy providers that assist homeowners in providing energy conservation measures."</i>

3.1.7 Discussion of Policies Relating to Goal 7

Goal 7: Coordination among agencies that address housing issues.

The nature of housing issues, program, and solutions requires close coordination between all levels of government and nongovernmental organizations. Clovis currently coordinates closely with allied housing agencies and groups in support of its housing goals. These agencies include HUD, HCD, Fresno County, Council of Fresno County Governments, and the Housing Authority of Fresno County.

GOAL 7		
Coordination among agencies that address housing issues.		
ANALYSIS OF THE POLICIES RELATING TO GOAL 7		
1993 Policy	Results	Explanation
7.1. Coordinate with governmental agencies responsible for the administration of state and federal housing programs.	City coordinates with HUD, HCD, Fresno County, Council of Fresno County Governments, and the Housing Authority of Fresno County.	City is in compliance with the stated policy. - <i>Recommend continue policy.</i>
7.2. Comply with all adopted federal and state actions that will create a positive, stable climate for housing production.	The City has adopted a general plan, nine specific plans; redevelopment plans, and implements its housing goals.	City is in compliance with the stated policy. - <i>Recommend continue policy.</i>
7.3. Where appropriate, facilitate the use of federal or state programs which can assist in development of new housing consistent with identified City-wide housing needs and adopted local plans and programs.	City is an active participant in local, state, and federal programs.	Policy is vague and repetitive of Housing Element goals and policies 4.11, 5.1, 6.1. - <i>Recommend amendment of this policy:</i> <i>"Pursue state and federal funding and assistance to fulfill Housing Element policies and projects."</i>

3.2

Summary of Results of the 1993 Five-Year Action Plan

The following table identifies the results of the Five-Year Action Plan and makes recommendations for future activities for meeting the housing needs of the City of Clovis.

REVIEW OF RESULTS OF THE FIVE-YEAR ACTION PLAN		
Goal 1: A diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Clovis.		
Action Plan	Planned Objective	Level of Achievement/Future Status
Pursue annexation of areas within the sphere of influence (SOI) to provide necessary additional land to accommodate housing needs.	Continue annexations to provide adequate development sites.	There have been 23 annexations (approximately 1,860 acres) since 1993, and there are approximately 1,200 acres of unincorporated annexable land remaining within the SOI, not including future growth areas approved in 2000. - <i>Continue implementation.</i>
Review and update periodically the Clovis General Plan to ensure that growth trends are addressed.	Process applications for general plan amendment up to four times per year.	There have been 64 general and specific plan amendments since the 1993 General Plan update. - <i>Continue implementation.</i>
Revise the City's zoning classifications to reflect the General Plan Land Use concept.	Allocate staff resources to update the zoning ordinance.	A consultant services agreement for the Development Code update is in process. - <i>Continue implementation.</i>
Examine potential funding sources, such as Community Development Block Grants (CDBG) and redevelopment set-aside for the purchase of land banking sites.	Use CDBG and redevelopment set-aside funding for this purpose.	City is implementing this action. - <i>Continue implementation.</i>
Support the use of innovative building techniques and construction materials for residential development.	City is support and response to market-driven innovation.	Innovation has, to date, not been driving the market. Few opportunities from the builders have been submitted. - <i>Continue implementation.</i>
Prioritize processing of low and moderate income and senior housing projects.	CCDA acceptance of unsolicited proposals for assistance. Review on a first-come/first-served basis.	Subject housing projects have been prioritized. - <i>Recommend amendment of this action item:</i> "Prioritize processing of very low, low, and moderate income, and senior housing projects."
Prepare a mixed-use overlay zone with development density standards that permit residential development up to 43 dwelling units per acre for selected mixed-use areas.	Allocate staff resources to update the zoning ordinance.	A consultant services agreement for the Development Code update is in process. - <i>Continue implementation.</i>
Institute shared parking in mixed-use areas through the mixed-use overlay zone and reduced parking provisions for assisted housing devoted to low and very low-income households and/or seniors in the R-3 and R-3A zones.	Allocate staff resources to update the zoning ordinance.	A consultant services agreement for the Development Code update is in process. - <i>Continue implementation.</i>

Goal 2: Balance growth between housing production, employment, and provision of services.		
Action Plan	Planned Objective	Level of Achievement/Future Status
Target opportunity areas based on existing infrastructure and services, employment opportunities, and commercial developments, and direct residential development to these areas.	Depiction of suitable lands on the City's general and specific plans.	Nine adopted specific plans in the City's growth areas depict suitable lands. - <i>Recommend amendment of this action item:</i> "Target residential development opportunity areas based on existing infrastructure and services, employment opportunities, and commercial developments, and direct residential development to these areas."
Require that housing developments pay and/or provide for their share of infrastructure improvements.	Infrastructure fees that are commensurate with the increased demand for services.	Fees to support extension of urban service infrastructure are in place. - <i>Continue implementation.</i>
Require the preparation of a specific plan for the three urban centers that identify service and infrastructure limitations, and develop programs to remediate service and infrastructure limitations prior to approval.	Approval of specific plans to provide for long-term growth of the City of Clovis.	The Southeast Urban Center Specific Plan is underway and expected to be adopted by Council in late 2002. - <i>Continue implementation.</i>
Goal 3: Affordable housing for all economic segments of Clovis.		
Action Plan	Planned Objective	Level of Achievement/Future Status
Adopt a voluntary inclusionary housing program that establishes affordable (for very low, low and moderate income) housing objectives for new residential development and provides incentives to the private housing industry in order to achieve these objectives. Condition that 20% of multi-family units be set aside for low income housing opportunities, providing financing is available.	Creation and use of a voluntary inclusionary housing program	Not achieved. Staff is working on a position that is supported by the building industry. - <i>Continue implementation.</i>
Adopt a Density Bonus Ordinance pursuant to Government Code Section 65915, which is applicable to the mixed-use designation and implemented by the Mixed-Use Overlay Zone, as well as all other General Plan land use designations.	Density Bonus Ordinance	Clovis Municipal Code Planned Unit Development section 9.3.306/1 and Chapter 9.5 permits density bonuses to facilitate the development of affordable low, very low income, and senior housing. - <i>Continue implementation.</i>
Permit second units.	Municipal Code section	Section 9.3.317 permits accessory units in single-family districts. - <i>Continue implementation.</i>

Provide a mechanism for establishment of a nonprofit housing corporation to be administered by the Redevelopment Agency.	A nonprofit housing corporation	A consultant was hired to evaluate this action. It was found infeasible given the City's financial resources. This action item was not achieved, but it remains of interest. - <i>Continue implementation.</i>
Goal 3 Continued		
Promote research in the areas associated with independent funding for housing programs.	Active use of independent funding for housing programs.	The City continues to explore use of revolving loan funding. City's loan portfolio currently contains \$2,761,461. CCDA keeps informed of housing funding opportunities. - <i>Continue implementation.</i>
Support, and if appropriate, provide technical assistance to both public sector and private sector efforts in the development and financing of low- and moderate-income housing.	Active support and technical assistance to development and financing of low- and moderate-income housing.	City has provided assistance to the Silver Ridge development, University Hope, State Center Community College District, Clovis Unified School District, Self-Help Enterprises, and Habitat for Humanity. Action item is achieved and ongoing. - <i>Continue implementation.</i>
Continue cooperation with the Fresno County Housing Authority to provide Section 8 rental units or Section 8 assistance to eligible tenant households.	Intergovernmental cooperation for Section 8 housing.	CCDA has made referrals to the Housing Authority for tenants and property owners and maintains regular communication with the Housing Authority. Action item is achieved. - <i>Continue implementation.</i>
Goal 4: To maintain and improve the quality of the existing housing stock and the neighborhoods in which they are located.		
Action Plan	Planned Objective	Level of Achievement/Future Status
Maintain a code enforcement program to ensure building safety and integrity of residential neighborhoods.	Active and effective code enforcement.	Code enforcement officers of the Planning Division and Police Department work together to maintain neighborhoods, prevent crime, and enforce zoning and building codes and the Neighborhood Preservation Ordinance. - <i>Continue implementation.</i>
Identify substandard housing units in the City and assist homeowners in applying for rehabilitation assistance.	Maintenance and improvement of existing housing stock.	Code enforcement through the Police Department's Neighborhood Preservation program identifies potential housing problems and alerts the Building Division and CCDA when assistance is warranted. Action is accomplished and ongoing. - <i>Continue implementation.</i>
Make available an inventory of all federal and state programs that can assist lower-income homeowners in rehabilitation efforts to properly maintain their units.	Timely use of available federal and state programs.	CCDA staff is kept informed of programs and has successfully matched programs with applicants in a timely manner. Action accomplished. - <i>Continue implementation.</i>
Continue implementation of the redevelopment programs in order to improve deteriorating residential neighborhoods in the redevelopment project areas.	Ongoing and effective redevelopment programs.	CCDA housing rehabilitation program and new construction program has resulted in 195 rehabilitation loans and grants, construction of 81 new housing units, and 24 vacant sites available for affordable housing programs. Action is accomplished and ongoing. - <i>Continue implementation.</i>
Review residential development	Structurally safe residential	This action duplicates existing Planning

plan proposals to ensure that new construction is in accordance with design standards that will ensure the safety and integrity of each unit.	development.	Division/Building and Safety Division activities. Redundant action. - <i>Recommend deleting action.</i>
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Goal 5: Equal housing opportunity for all residents of Clovis.

Action Plan	Planned Objective	Level of Achievement/Future Status
Work with the Community Housing Leadership Board to develop housing outreach and educational programs informing Clovis residents of fair housing law.	Ongoing housing outreach and educational programs.	Staff is active with the Community Housing Leadership Board (refer to policy 5.1). - <i>Continue implementation.</i>
Consider mitigating development fees for projects providing low income and senior citizen housing.	Fee burden reduced for qualifying housing projects.	Through CCDA, the City has mitigated development fees for qualifying housing projects. - <i>Continue implementation.</i>
Revise existing Municipal Code ordinances as necessary during consistency with General Plan review to ensure that none discriminate against any residential development or emergency shelter because of method of financing, race, sex, religion, national origin, marital status, or disability of its owners or intended occupants.	Revised Municipal Code in accordance with this action.	Development Code update in progress will implement this action plan element. - <i>Implement with Development Code update.</i>
Provide referral services to community organizations and service providers that address special needs groups.	Timely and effective referral services.	CCDA provides referral services in accordance with this action. Ongoing service. - <i>Continue implementation.</i>
Allow transitional facilities in high-density residential portions of mixed-use areas and emergency shelters in commercial and industrial areas. Development of these facilities will be subject to discretionary approval.	Transitional facilities in high-density residential portions of mixed-use areas and emergency shelters in commercial and industrial areas, subject to discretionary approval.	No progress with this action. The Development Code update has been delayed due to staff shortages. The update is in progress and will implement this action plan element. - <i>Implement with Development Code update.</i>
Encourage owners of active agricultural land to provide temporary housing for migrant farm workers.	Temporary housing for migrant farm workers.	The City is supportive of housing actions for all members of the population. - <i>Continue implementation.</i>
Review and revise City development standards to ensure consistency with the General Plan and to facilitate high-quality housing for low and moderate-income households.	The General Plan and Zoning Ordinance are consistent.	The Development Code update is in progress. This Action Plan will be included in the project. - <i>Remove this action plan.</i>

Goal 6: No action items to address

Goal 7: Coordination among agencies that address housing issues.

Action Plan	Planned Objective	Level of Achievement/Future Status
Devote resources towards the maintenance of City staff on updating housing issues, legislative requirements, and federal, state, and local housing assistance programs.	Ongoing training and education of City staff.	Action achieved. - <i>Continue implementation.</i>
Monitor the introduction of state and federal housing programs and	State and federal housing programs monitor and evaluated.	CCDA provides referrals to inquiring persons and evaluates programs in relation

evaluate the potential usefulness of these programs to Clovis residents.	programs monitor and evaluated.	to the need. This action plan is consistent with CCDA objectives and performance measures from the Clovis annual budget. - Continue implementation.
Goal 7 Continued		
Coordinate planning and growth projections with Fresno County governmental agencies and the Fresno County Housing Authority.	Ongoing communication with these agencies in conformance with this action.	Action achieved. - Continue implementation.

The information used to develop the City's current and projected housing needs was provided by the 2000 City of Clovis Housing Element Update and Bureau of Census reports. When 2000 Census data became available for the year 2000, the City will update its housing needs report.

4.3 Population - City of Clovis

The City of Clovis is one of 16 cities located in Fresno County. The County is experiencing tremendous growth, and is one of the fastest growing regions in the State of California. The City of Clovis has experienced a steady increase in population over the last ten years. The 2000 population for the City of Clovis was 69,497 as reported by the Bureau of Census. This was an approximate 25 percent increase from a population of 55,322 in 1990. During this same period, Fresno County increased nearly 20 percent, from 627,493 in the 1990 Census to a population of 759,407 in the 2000 Census. The City of Clovis population is projected to grow to 71,497 residents by 2015 and to 84,975 by the year 2030. The current 2002 City of Clovis population is estimated at 70,034 persons.



1. Name of the person 2. Address 3. City 4. State 5. Zip	6. Date of birth 7. Sex 8. Race 9. Religion 10. Education	11. Occupation 12. Income 13. Assets 14. Liabilities
15. Marital status 16. Number of children 17. Name of children 18. Date of marriage	19. Date of divorce 20. Date of remarriage 21. Name of spouse 22. Date of death	23. Date of death 24. Cause of death 25. Burial place 26. Date of burial

27. Date of birth 28. Sex 29. Race 30. Religion 31. Education	32. Occupation 33. Income 34. Assets 35. Liabilities	36. Marital status 37. Number of children 38. Name of children 39. Date of marriage
40. Date of divorce 41. Date of remarriage 42. Name of spouse 43. Date of death	44. Date of death 45. Cause of death 46. Burial place 47. Date of burial	48. Date of birth 49. Sex 50. Race 51. Religion 52. Education
53. Occupation 54. Income 55. Assets 56. Liabilities	57. Marital status 58. Number of children 59. Name of children 60. Date of marriage	61. Date of divorce 62. Date of remarriage 63. Name of spouse 64. Date of death
65. Date of death 66. Cause of death 67. Burial place 68. Date of burial	69. Date of birth 70. Sex 71. Race 72. Religion 73. Education	74. Occupation 75. Income 76. Assets 77. Liabilities
78. Marital status 79. Number of children 80. Name of children 81. Date of marriage	82. Date of divorce 83. Date of remarriage 84. Name of spouse 85. Date of death	86. Date of death 87. Cause of death 88. Burial place 89. Date of burial
90. Date of birth 91. Sex 92. Race 93. Religion 94. Education	95. Occupation 96. Income 97. Assets 98. Liabilities	99. Marital status 100. Number of children 101. Name of children 102. Date of marriage
103. Date of divorce 104. Date of remarriage 105. Name of spouse 106. Date of death	107. Date of death 108. Cause of death 109. Burial place 110. Date of burial	111. Date of birth 112. Sex 113. Race 114. Religion 115. Education
116. Occupation 117. Income 118. Assets 119. Liabilities	120. Marital status 121. Number of children 122. Name of children 123. Date of marriage	124. Date of divorce 125. Date of remarriage 126. Name of spouse 127. Date of death
128. Date of death 129. Cause of death 130. Burial place 131. Date of burial	132. Date of birth 133. Sex 134. Race 135. Religion 136. Education	137. Occupation 138. Income 139. Assets 140. Liabilities
141. Marital status 142. Number of children 143. Name of children 144. Date of marriage	145. Date of divorce 146. Date of remarriage 147. Name of spouse 148. Date of death	149. Date of death 150. Cause of death 151. Burial place 152. Date of burial
153. Date of birth 154. Sex 155. Race 156. Religion 157. Education	158. Occupation 159. Income 160. Assets 161. Liabilities	162. Marital status 163. Number of children 164. Name of children 165. Date of marriage
166. Date of divorce 167. Date of remarriage 168. Name of spouse 169. Date of death	170. Date of death 171. Cause of death 172. Burial place 173. Date of burial	174. Date of birth 175. Sex 176. Race 177. Religion 178. Education
179. Occupation 180. Income 181. Assets 182. Liabilities	183. Marital status 184. Number of children 185. Name of children 186. Date of marriage	187. Date of divorce 188. Date of remarriage 189. Name of spouse 190. Date of death
191. Date of death 192. Cause of death 193. Burial place 194. Date of burial	195. Date of birth 196. Sex 197. Race 198. Religion 199. Education	200. Occupation 201. Income 202. Assets 203. Liabilities
204. Marital status 205. Number of children 206. Name of children 207. Date of marriage	208. Date of divorce 209. Date of remarriage 210. Name of spouse 211. Date of death	212. Date of death 213. Cause of death 214. Burial place 215. Date of burial
216. Date of birth 217. Sex 218. Race 219. Religion 220. Education	221. Occupation 222. Income 223. Assets 224. Liabilities	225. Marital status 226. Number of children 227. Name of children 228. Date of marriage
229. Date of divorce 230. Date of remarriage 231. Name of spouse 232. Date of death	233. Date of death 234. Cause of death 235. Burial place 236. Date of burial	237. Date of birth 238. Sex 239. Race 240. Religion 241. Education
242. Occupation 243. Income 244. Assets 245. Liabilities	246. Marital status 247. Number of children 248. Name of children 249. Date of marriage	250. Date of divorce 251. Date of remarriage 252. Name of spouse 253. Date of death
254. Date of death 255. Cause of death 256. Burial place 257. Date of burial	258. Date of birth 259. Sex 260. Race 261. Religion 262. Education	263. Occupation 264. Income 265. Assets 266. Liabilities

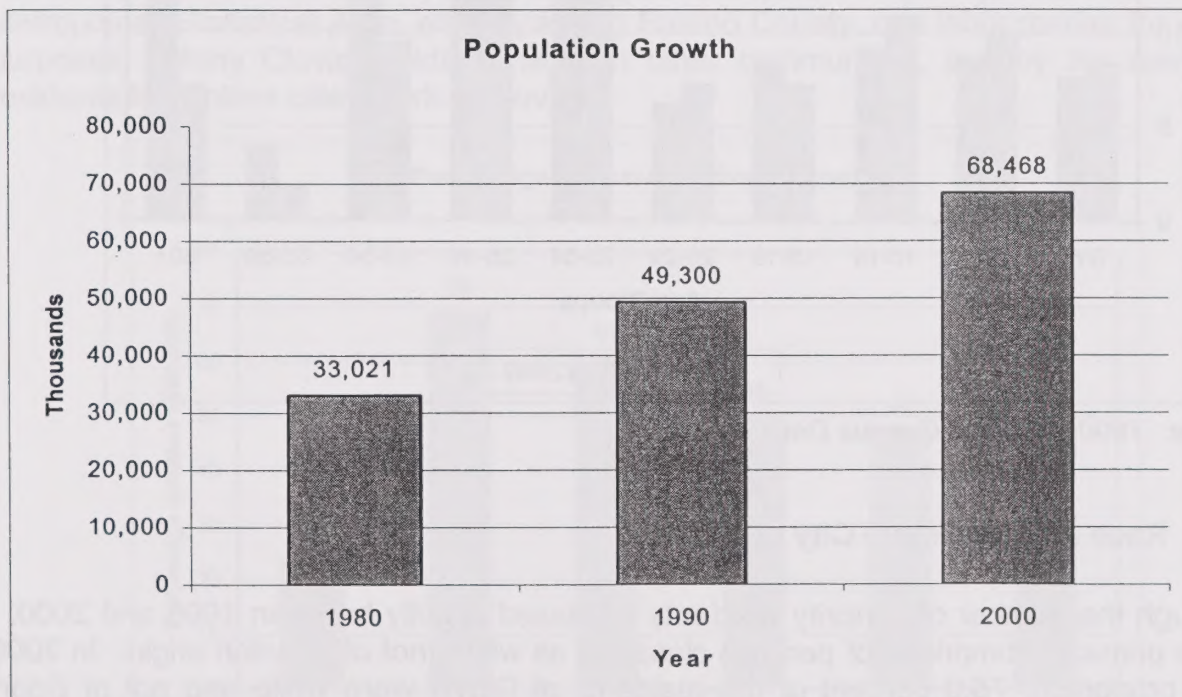
Section 4.0 Community Profile

The housing needs of the City of Clovis are determined by characteristics of the population (age, household size, employment, ethnicity). In order to establish housing goals and policies, the housing needs of the City of Clovis have been determined. This information helps to define the City's current and projected housing needs, and provide direction in updating the City's Housing Element goals, policies, and programs.

The information used to define the City's current and projected housing needs was provided by the 1993 City of Clovis Housing Element Update and Bureau of Census reports. Where 1990 Census data is used it is because year 2000 data is not yet available.

4.1 Population - City of Clovis

The City of Clovis is one of 15 cities located in Fresno County. The County is experiencing tremendous growth, and is one of the fastest growing regions in the State of California. The City of Clovis has experienced a notable increase in population over the last ten years. The 2000 population within the City of Clovis was 68,468 as reported by the Bureau of Census; this was an approximate 36 percent increase from a population of 50,322 in 1990. During this same period, Fresno County increased nearly 20 percent, from 667,490 in the 1990 Census to a population 799,407 in the 2000 Census. The City of Clovis population is anticipated to grow to 81,457 persons by 2005 and to 96,971 by the year 2010. The current 2002 City of Clovis population is estimated at 70,834 persons.

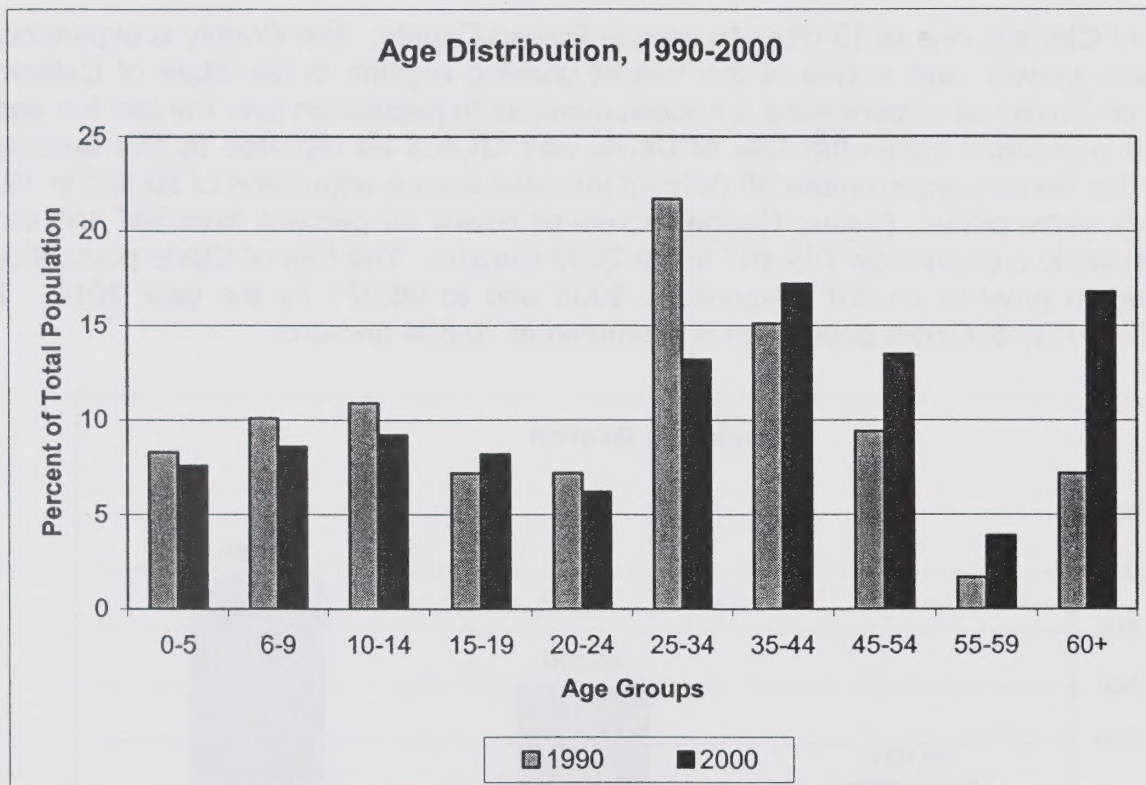


Source: 2000 Census Data

4.2 Age Composition - City of Clovis

Between 1990 and 2000, the age distribution of the City's population remained fairly constant with the exception of a large decrease in the percentage of residents aged 25-34, from 21.7 percent to 13.2 percent, and a significant increase in the percentage of residents aged 60+, from 7.2 percent to 16.8 percent.

The Age Distribution Exhibit shows that in 2000 the largest individual age groups were 35-44 years, at 17.2 percent of the total population, and 60+ years at 16.8 percent of the population. Children (0-17 years) comprise 30.7 percent of the population, adults (ages 18-64) represent 59.9 percent and senior citizens (65 and over years) make up 9.4 percent of the population.



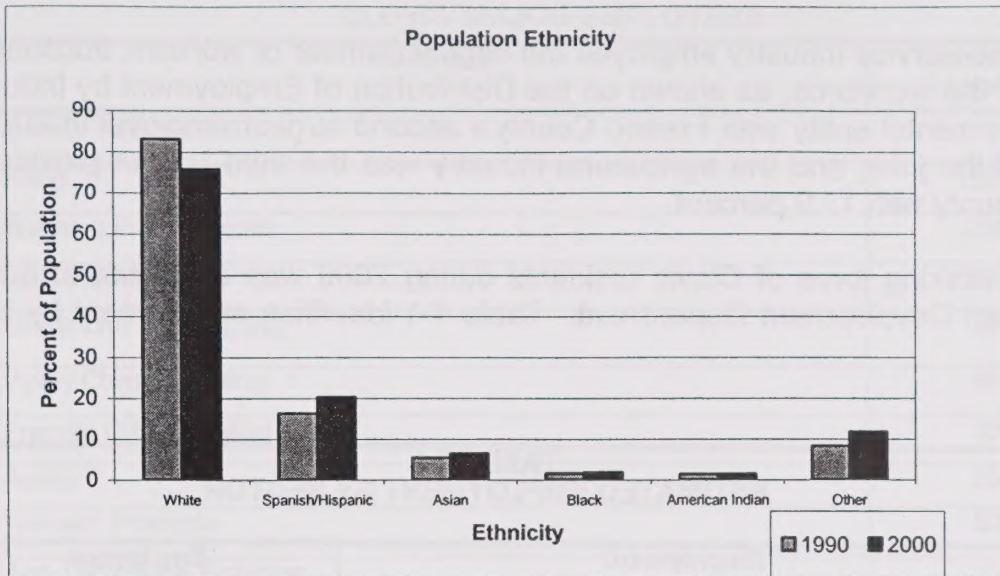
Source: 1990 and 2000 Census Data

4.3 Race and Ethnicity - City of Clovis

Although the number of minority residents increased slightly between 1990 and 2000, the City is primarily comprised of persons classified as white, not of Spanish origin. In 2000, a large proportion, 75.9 percent of the residents of Clovis were white and not of Spanish origin, as shown in the Population Ethnicity Exhibit.

While the number of minorities in the overall population is relatively small, each group saw a percentage increase in their own population. The African-American population increased by nearly 50 percent, the number of American Indians in Clovis increased by approximately

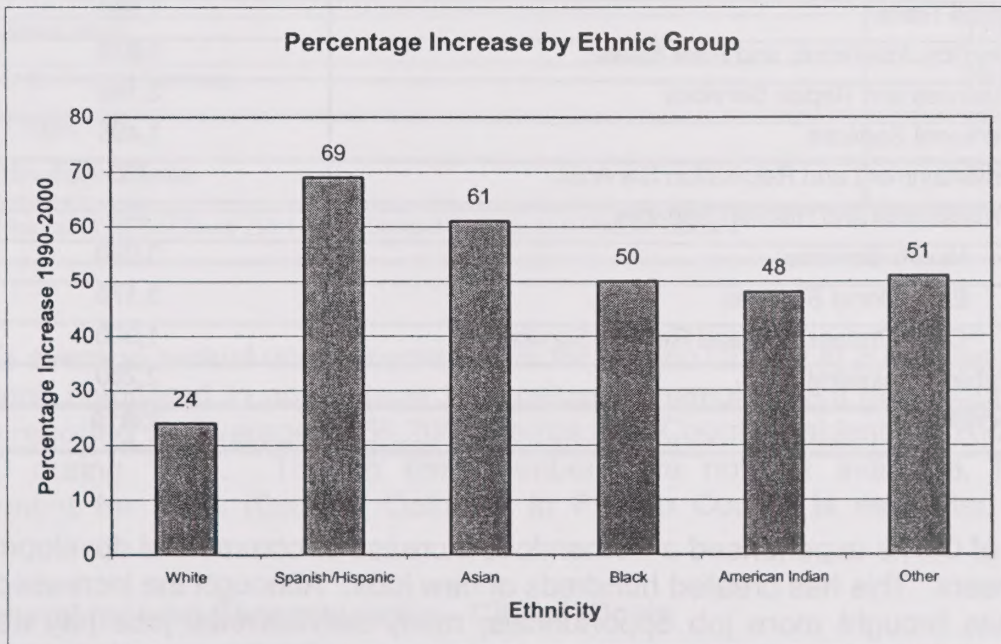
48 percent, the Asian/Pacific Islander population increased by 61 percent, and the Spanish/Hispanic population increased by approximately 69 percent.



Source: 1990 and 2000 Census Data

4.4 Employment - City of Clovis

The State of California Employment Development Department (EDD) considers the Fresno Metropolitan Statistical Area, encompassing Fresno County, one labor market for reporting purposes. Many Clovis residents work in other communities, and by the same token residents from other cities work in Clovis.



Source: 1990 and 2000 Census Data

The Employment Development Department reports that there were approximately 336,800 wage and salary jobs in Fresno County during 2000. This figure is up from 282,200 in 1990.

In 2001, the Service Industry employed the largest number of workers, accounting for 21.3 percent of the workforce, as shown on the Distribution of Employment by Industry Exhibit. The governmental entity was Fresno County's second largest employer in 2000 with 19.7 percent of the jobs, and the agricultural industry was the third largest provider of jobs in Fresno County with 17.9 percent.

The local working force of Clovis residents during 2000 was estimated at 33,810 by the Employment Development Department. Table 4-1 identifies employment by sector in the City.

TABLE 4-1 ESTIMATED EMPLOYMENT BY SECTOR	
Employment	Employees
Agriculture, Forestry, and Fisheries	800
Mining	68
Construction	2,300
Manufacturing, Nondurable Goods	1,280
Manufacturing, Durable Goods	1,650
Transportation	1,450
Communications and Other Public Utilities	1,600
Wholesale Trade	960
Retail Trade	1,590
Finance, Insurance, and Real Estate	5,930
Business and Repair Services	3,140
Personal Services	1,495
Entertainment and Recreation Services	735
Professional and Related Services:	325
Health Services	3,090
Educational Services	3,170
Other Professional and Related Services	1,990
Public Administration	2,280
TOTAL	33810

The City of Clovis experienced a tremendous increase in commercial development over the last ten years. This has created hundreds of new jobs. Although the increased commercial activity has brought more job opportunities, many service/retail jobs pay near minimum wage salaries and employ workers part-time. Clovis' manufacturers and non-manufacturing employers that provide the most jobs are: Clovis Unified School District, the City of Clovis, Clovis Community Hospital, and Pelco security cameras.

TABLE 4-2 CLOVIS' MAJOR EMPLOYERS	
Company	Number of Employees
MANUFACTURING	
Pelco	1,200
Wawona Frozen Foods	250
Anlin Industries	230
Mi Rancho Tortillas, Inc.	87
Valley Chrome Plating	68
Premier Offset Printing	63
Apollo	52
Western Products	52
Ano-Tech Metal Finishing	50
NON-MANUFACTURING	
Clovis Unified School District	4,000
City of Clovis	495
Clovis Community Hospital	497
Wal-Mart	413
Costco	250
Gottschalks	200
Save Mart	174
U.S. Forest Service	161
Target	159
Bingham Toyota	107
Source: City of Clovis 2001-2002 Budget Report and Phone Contact	

The EDD's average annual unemployment rate for Fresno County in 2000 was estimated at 14.3 percent, compared to an average 13.4 percent unemployment rate reported in 1999. EDD also reported an average of 56,200 unemployed County residents in 2000 compared to 51,100 during 1999. Though final numbers are not yet available, the average unemployment for 2001 (through October) in Fresno County is estimated to be 13.9 percent.

4.5 General Income Characteristics - City of Clovis

The median household income in Clovis is slightly lower than the Fresno County median income household. The current median household income in the City is \$40,130.

The number of households in the \$0 to \$24,999 range may reflect a large student population residing in the southwest section of Clovis, which in turn, may comprise a proportion of the households reported as overpaying. In contrast, the median household income for Fresno County as reported by HUD in 2001 is \$39,700. This method is consistent with definitions of low- and moderate-income households used in various Federal and State housing programs, e.g., Section 8 and State Density Bonus Law. It is based on an average household size of a family of four. Household income estimates (1990) in terms of number and percent of total households and families is presented in Table 4-3.

**TABLE 4-3
1990 HOUSEHOLD INCOME ESTIMATES**

Income Category	Households	% of Total Households	Families	% of Total Families
0 - \$14,999	3,654	20	1,836	14
\$15,500 - \$24,999	3,158	17	1,998	15
\$25,000 - \$32,499	2,625	14	1,804	14
\$32,500 - \$39,999	1,923	11	1,533	12
\$40,000 - \$54,999	3,470	19	2,915	22
\$55,000 +	3,325	18	2,994	23
Total	18,155	100	13,080	100
Median Income	\$31,699		\$36,981	
Average Income	\$36,284		\$40,663	

Source: 1990 Census, Summary Table File 3.

Four household income categories are used by the State of California for housing affordability analysis: very low Income (50 percent of the median income), low Income (51 percent to 80 percent of the median income), moderate Income (81 percent to 120 percent of the median income), and above moderate Income (more than 120 percent of the median income). Table 4-4 estimates the distribution of very low, low, moderate, and above moderate incomes in the City of Clovis based on the 1990 Census number of households, and the RHNA income group distribution.

As shown in Table 4-4, the above moderate income households constitute the largest grouping, accounting for 38 percent of all households. The second largest income group is moderate-income households, accounting for approximately 24 percent of the total number of households. Approximately 38 percent of the households in the City are lower-income households, with 21 percent classified as very low, and the remaining 17 percent lower income households. This data indicates that there is a need for housing affordable to the very low and low income households, as well as a strong market for housing that serves the needs of the above moderate income households.

The Bureau of Census reports population for the City of Clovis has increased by 36 percent during the last decade (1990-2000). Residents 25 to 44 years of age now represent 30.4 percent of the population. This age group is of child bearing/rearing years, which indicates an increasing need for additional housing. Many people in the 25-34 year age group, which comprises 13.2 percent of the population in the City of Clovis, are likely to be first-time homebuyers, thereby increasing the need for entry level homes which typically are priced below the median housing cost. A segment of the housing stock which may serve the entry level housing market is move-up housing that was purchased for \$30,000 to \$60,000 in the 1970s and early 1980s and is now being sold for an average of \$136,000. As the original owners move up to newer and larger housing the entry-level housing becomes available. Households in the moderate, and some low-income households at the higher end of the income group distribution could afford to purchase homes in this price range.

Although the Clovis labor market has benefited from increased commercial activity, the agriculture and service industry provide the most jobs in Fresno County. Both types of employment tend to be relatively low paying, increasing the need for affordable housing for low- and very low-income households.

**TABLE 4-4
INCOME DISTRIBUTION IN CLOVIS AND THE PROJECT AREA**

Income ₁	% of Total Population ₂	City of Clovis
Very Low/Less than \$16,700	21.3%	3,867
Low/\$16,701-26,700	16.9%	3,068
Moderate/\$26,701-40,100	23.7%	4,303
Above Moderate/\$40,100+	38%	6,899
TOTAL HOUSEHOLDS,	100%	18,155

1 Department of Housing and Urban Development (HUD), 1992.

2 Percentages of 1990 Census Household Income based on 1990 Fresno County Regional Housing Needs Plan and negotiation with the City of Clovis.

3 U.S. Bureau of Census, 1990.

Section 5.0 Housing Profile

This section provides an overview and comparison of the housing stock in the City of Clovis. Analysis of past trends of the housing stock provides a method of projecting the future housing needs of Clovis.

The information used to define the City's current and projected housing stock was provided by the 1993 Clovis Housing Element Update for the City of Clovis, surveys conducted by the CCDA, market data, and analysis of housing characteristics of the entire project area extrapolated from Bureau of Census reports.

5.1 Housing Characteristics - City of Clovis

Data from the U.S. Bureau of Census indicates that the housing stock in the City of Clovis increased by 6,362 units between 1990 and 2000, from 18,888 to 25,250 units. This change represents a 33.7 percent increase. The data summarized in Table 4-5 indicates that the growth of the housing inventory in the City slowed during the 1990s. The period from 1980-1990 showed a 41.5 percent increase in total housing units, with an average increase of 554 units per year, while during the period between 1990-2000 an average increase of 636 units per year was experienced, yielding an increase of 33.7 percent. The actual growth of the housing inventory varies from year to year, and there appears to be an increase since the year 2000. In 2001, the City experienced tremendous growth with 1,116 new units constructed.

There are three basic types of housing units for which data is presented: single-family detached units (including planned unit developments), multiple-family units ranging from duplexes to large apartment developments, and mobile homes located in mobile home parks and on individual lots.

The predominant type of dwelling unit continues to be the conventional single-family residence in the City. The construction of single family, detached homes rose slightly during 1980-1990, and then rose dramatically during 1990-2000. As indicated in Table 4-6, single-family units in Clovis presently comprise 67.2 percent of the total housing market. A substantial amount of the total multiple-family growth occurred in the early 1980s.

**TABLE 4-5
TOTAL HOUSING STOCK
1980-2000 DWELLING UNITS**

	1980	% Change 1980-1990	1990	2000	% Change 1990-2000
California	9,223,120	18.9	10,966,024	12,214,549	11.4
Fresno County	193,653	21.6	235,563	270,767	14.9
City of Clovis	13,345	41.5	18,888	25,250	33.7

Source: U.S. Bureau of Census 1980, 1990, and 2000.

In 1990, according to the City of Clovis Building Department, multiple-family housing units made up 29.3 percent of the total housing units, with 7,536 units inventoried. There are approximately 63 apartment complexes in the City of Clovis, as well as many smaller two, three and four unit complexes, which are not identified as apartment "complexes." The number of mobile homes has been relatively small in comparison to single and multiple-family residential structures. In 1990, mobile homes represented only 3.5 percent of the total housing stock.

5.2 Household Characteristics

Before current-housing problems can be understood and future needs anticipated, housing occupancy characteristics need to be identified in the City of Clovis. The following is an analysis of household size, household growth, tenure, and vacancy trends. By definition, a "household" consists of all the people occupying a dwelling unit, whether or not they are related. A single person living in an apartment is a household, just as a couple with two children is considered a household.

**TABLE 4-6
TOTAL DWELLING UNIT BY TYPES OF STRUCTURE**

Dwelling Type	1980		1990		2000		% Increase 1990-2000
	Units	% of Total	Units	% of Total	Units	% of Total	
CITY OF CLOVIS							
Single Family	7,267	57.3	11,341	60.0	17,334 ¹	67.2	52.8
Multi-Family	4,744	37.4	6,551	35.0	7,536 ¹	29.3	15.0
Mobile Homes	667	5.3	898	5.0	898 ¹	3.5	0.0
Total Year Round Dwelling Units	12,678	100.0	18,888	100.0	25,250 ²	100.0	33.7
Data obtained from the City of Clovis Building Division Total obtained from the 2000 Census data. This cell is not intended to equal the sum of the cells above.							
Sources: City of Clovis Building Division and Census 2000.							

5.2.1 Households - City of Clovis

During the years between 1990-2000 the City grew at a higher rate in the number of households than experienced by Fresno County or the State of California, as shown in Table 4-7. The total number of new households in the City of Clovis was 6,192.

5.2.2 Household Size - City of Clovis

Table 4-8 shows changes in household composition in Clovis between 1990 and 2000. Historically, during the last few decades, there has been a small, but steady, decline in the average household size in Clovis and generally throughout Fresno County. However, in Clovis from 1990 through 2000, the average household size increased from 2.75 persons to 2.79 persons. Household size is important as the City uses the average household size

to plan for most public improvements and services and to project population. In California, the household size increased from 2.72 persons per household to 2.87 persons. The City of Clovis has maintained its position above the national average household size, which is 2.59 persons. This may reflect Clovis' attractiveness as a desirable place to live for families with children.

5.2.3 Housing Tenure - City of Clovis

The number of owner-occupied housing units in the City of Clovis has increased during the last decade from about 51 percent of the total units to 60.4 percent. According to the United States Census (2000), 56.9 percent of all housing units in the State are owner-occupied. The percentage of owner occupied units in Clovis is somewhat higher than that of California. Renter occupied housing in Clovis has decreased by 5.7 percent from 45.3 percent of the housing units to 39.6 percent between 1990 and 2000.

**TABLE 4-7
TOTAL HOUSEHOLDS AND HOUSING TENURE**

	1990	2000	% Increase 1990-2000
California			
Total Households	10,381,206	11,502,870	10.8%
Owner Occupied	55.6%	56.9%	1.3%
Renter Occupied	44.4%	43.1%	-1.3%
Fresno County			
Total Households	220,933	252,940	14.5%
Owner Occupied	54.3%	56.5%	2.2%
Renter Occupied	45.7%	43.5%	-2.2%
City of Clovis			
Total Households	18,155	24,347	34.1%
Owner Occupied	51.0%	60.4%	9.4%
Renter Occupied	49.0%	39.6%	-9.4%

Source: U.S. Bureau of Census 1990, 2000 for the City, County, and State

**TABLE 4-8
HOUSEHOLD SIZE**

Households	1990		2000	
CITY OF CLOVIS	18,261	%	24,347	%
1 Person	3,924	21.5	5,420	22.2
2 Person	5,534	30.3	7,038	28.9
3-4 Person	6,758	37.0	8,736	35.9
5+ Person	2,045	11.0	3,153	13.0
AVERAGE HOUSEHOLD SIZE	2.75		2.79	

Source: U.S. Bureau of Census 1990, 2000 for the Project Area.

5.2.4 Vacancy Rates - City of Clovis

The vacancy rate is a measure of the general availability of housing. It also indicates how well the type of units available meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range; a high vacancy rate may indicate either the existence of a high number of units undesirable for occupancy, or an oversupply of housing units.

The Bureau of Census reported Clovis' vacancy rate has increased .3 percent from 3.3 percent in 1990 to 3.6 percent in 2000. Approximately 386 multifamily units in Clovis were reported vacant during the 2000 Census.

5.2.5 Housing Costs and Rents - City of Clovis

The average value of existing housing units in the City of Clovis is \$136,000 according to the Multiple Listing Service. The average asking price for a typical 1900 square foot new home, as of December 2001, is \$221,900 per a survey of new housing developments.

TABLE 4-9 VACANCY RATE		
1990	2000	% Change 1980-1990
CITY OF CLOVIS		
3.3%	3.6%	.3%
Source: U.S. Bureau of Census, 1990 & 2000.		

Section 6.0 Housing Needs

6.1 Existing Housing Needs

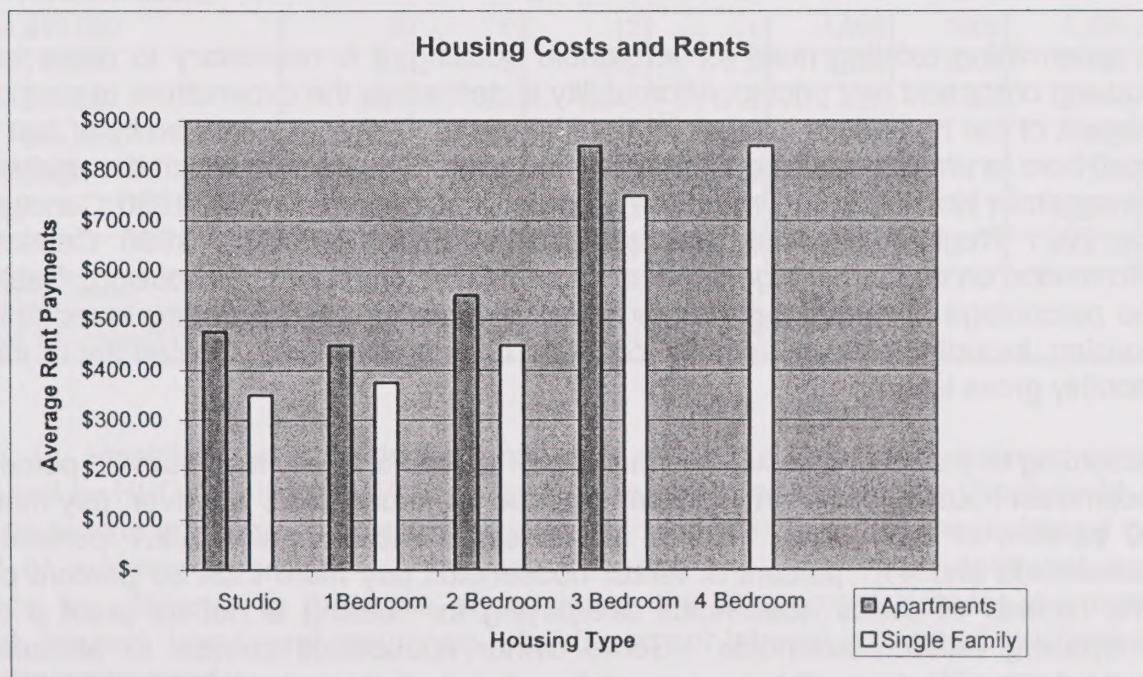
The following analysis of current City of Clovis housing conditions presents housing needs and concerns relative to various segments of the population.

Housing in Clovis is a complex issue, consisting of at least three major components: housing affordability, housing quality, and number of housing units. In addition, certain segments of the population have traditionally experienced unusual difficulty in obtaining adequate housing. Unusual difficulties experienced by the elderly, the handicapped, female headed households, large families of five or more persons, homeless persons, and farm workers are discussed as special housing needs in this section.

6.2 Housing Affordability

State housing policy recognizes that cooperative participation of the private and public sectors is necessary to expand housing opportunities to all economic segments of the community. A primary state goal is the provision of an adequate home and a satisfying environment that is affordable for everyone. Historically, the private sector generally responds to the majority of the community's housing needs through the production of market-rate housing. However, the percentage of the population who can afford market-rate housing is declining. "Affordable housing costs with respect to very low, low and moderate income households shall not exceed 30 percent of gross household income." (Health and Safety Code, Section 50052.9).

As discussed in the Constraints Section of this Housing Element Update, there are many



components involved in housing costs. Some of these factors can be controlled at the local level, others cannot. It is a primary objective of the City of Clovis to adopt local policies and

procedures that do not unreasonably add to escalating costs. In recent years, however, federal and state policies have shifted costs to local governments on the theory they can create or increase fees to pay for public services. This has added significantly to the cost of new housing.

Some of the effects or problems which result from increased housing costs include the following:

- Declining Rate of Homeownership: Buying a new home has become a major problem for many families, particularly first-time homebuyers. As housing prices rise, fewer people can afford to purchase homes. Households with median and moderate incomes that traditionally purchased homes, compete with less advantaged households for rental housing. This phenomenon can be expected to result in lower vacancy rates for apartment units and higher rents.
- Overpayment: Overpayment refers to renters and homeowners who must pay more than 30 percent of their gross incomes for shelter. The high cost of housing eventually causes fixed-income, elderly, and lower-income families to use a disproportionate percentage of their income for housing. This may cause a series of related financial problems that may result in a deterioration of housing stock, because costs associated with maintenance must be sacrificed for more immediate expenses (e.g., food, clothing, medical care, and utilities).
- Overcrowding: As housing prices climb, lower income households must be satisfied with smaller, less adequate housing for available money. This may result in overcrowding. Overcrowding places a strain on physical facilities, does not provide a satisfying environment, and eventually causes conditions which contribute both to deterioration of the housing stock and neighborhoods in general.

In determining existing need for affordable housing, it is necessary to relate income with housing costs and rent prices. Affordability is defined as the expenditure of no more than 30 percent of the household income for housing costs. A hypothetical family of four persons is used here to analyze housing affordability in Clovis. The data on which the analysis is based comes from Housing and Urban Development 2001 income limits, 1990 Census data, and the 2001 Regional Housing Needs Allocation Plan (RHNA). 1990 Census provides information on the percentage of gross household income spent on housing. Table 4-10 lists the percentage of renters and homeowners by housing unit according to monthly costs for housing, including average monthly costs for housing exceeding 30 percent or more of their monthly gross income.

According to the 1990 Census, the majority of households pay less than 30 percent of gross income on housing costs. A significant number of households, however, pay more than the 30 percent of their gross income on housing. Approximately 22.1 percent of owner households and 41.7 percent of renter households pay more than 30 percent on housing. The number of owner households overpaying for housing is not as great a concern as overpaying renter households. Some owner households choose to allocate a higher percentage of their monthly income on housing costs because this allocation is justified in light of investment qualities of ownership.

Table 4-10 shows a disproportionate number of households (41.7 percent) reported overpaying for rental costs. A higher proportion of renters to homeowners pay 30 percent or more of their monthly income for housing in the lower- and moderate-income categories. The Census does not cross-reference overpayment data with the categories of very low and low income as defined on Table 4-11, but comparisons can be made on a general level. For example, 36.6 percent of renters earning up to \$19,999 pay more than 30 percent of their incomes on housing, which constitutes 3,104 households. In the moderate range, \$20,000 to \$34,999, only 427 households pay more than 30 percent of their incomes for housing at 5 percent of the renter population. This reflects the need for affordable rental housing particularly for very low- and low-income households. Regarding homeowners, Table 4-10 indicates that 9.8 of homeowners earning \$20,000 to \$34,999 pay 30 percent or more of their monthly income for mortgages. This income group appears to be the most highly impacted homeowner income group in terms of overpayment. This reflects the need for affordable low- and moderate-income homes in the City.

**TABLE 4-10
HOUSING COSTS, RENT AS PERCENTAGE OF GROSS INCOME**

Income	0-19%		20-29%		30% or more		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
OWNER HOUSEHOLDS								
Less than \$10,000	25	.2	91	1.1	245	2.9	301	4.3
\$10,000 - \$19,999	277	3.3	100	1.2	297	3.5	674	8.0
\$20,000 - \$34,999	487	5.8	345	4.1	829	9.8	1,601	19.7
\$35,000 - \$49,999	785	9.3	1,251	14.8	375	4.4	2,411	28.6
\$50,000 or more	2,064	43.1	1,129	13.4	117	1.4	3,310	39.2
Sub Total	3,638	43.1	2,916	34.6	1,863	22.1	8,439¹	99.8
RENTER HOUSEHOLDS								
Less than \$10,000	0	0	12	.1	1,408	16.6	1,420	16.7
\$10,000 - \$19,999	23	.3	449	5.3	1,696	20.0	2,168	25.6
\$20,000 - \$34,999	801	9.4	1,446	17.0	427	5.0	2,674	31.4
\$35,000 - \$49,999	957	11.3	313	3.7	13	.2	1,283	15.2
\$50,000 or more	725	8.5	23	.3	0	0	748	8.8
Sub Total	2,506	29.5	2,243	26.4	3,544	41.7	8,293²	97.7
Total	6,144		5,159		5,407		16,732	

Source: 1990 Census

1. Includes 22 households not computed; therefore, the totals do not equal 100%.

2. Includes 199 households not computed; therefore, the totals do not equal 100%.

Table 4-11 identifies the affordable rents and purchase prices by income category established by HUD and the RHNA for a family of four and a single-person household. The rents and purchase prices are predicated on maximum affordable payments based on 30 percent of income expended. In the case of rent, the 30 percent does not include allowance for utilities. In the case of purchase, the 30 percent includes payment on principal, interest, taxes, and insurance. A 7.5 percent interest rate and 5 percent down payment are assumed.

The current 2002 interest rates allow a slightly more expensive home to be affordable. With some of the creative interest rates available, a household with a lower income may qualify for a home otherwise out of its range.

As a measure of affordability in Clovis, the above available expenditures, as shown on Table 4-11, should be compared with rental and purchase prices in the City. As illustrated in the Housing Profile Section, Housing Costs and Rents Exhibit, average market rents for multiple family units were \$477 for studio; \$450 for one bedroom; \$550 for two bedrooms; \$850 for three bedroom apartments. Single-family rental units averaged at rental prices of \$375 for one bedroom, \$450 for two bedroom, \$750 for three bedroom, and \$850 for four bedroom units according to the updated 2001 City survey. Overall, these rents do not include utilities, which may impose additional costs to the renter of between \$50 and \$100 per month; depending on which utilities the renter is responsible for paying. Renters may be required to cover water, sewer, and trash pickup costs in addition to the usual electric, gas, and phone. The addition of these costs may cause rental of a unit that would otherwise be affordable to become a condition of overpayment. As reported by the Bureau of Census, 39.6 percent of the housing units in Clovis are renter occupied and the residents have experienced overall rent increases. A very low-income family of four with an income of \$19,849 or less can afford a housing payment/rent of \$496 per month. A very low-income family consisting of a single individual, with an income of \$13,899 or less can afford a housing payment/rent of \$347 per month. The following table (Table 4-12) shows that a two-bedroom apartment rents for an average of \$550 per month in Clovis and that a 2-bedroom house rents for an average of \$450 per month. Table 4-12 also shows that a studio or one-bedroom apartment rents for an average of \$417 for a studio to \$450 per month for a one-bedroom and that a one-bedroom house rents for \$375 per month.

TABLE 4-11 CLOVIS AFFORDABLE RENT AND PURCHASE PRICE BY ANNUAL INCOME			
Type	Annual Income (2001)	Maximum Affordable Rent Payment ¹	Maximum Affordable Purchase Price ¹
FAMILY OF FOUR INCOME²			
Very Low	\$0 - \$19,849	\$496	\$57,000
Low	\$19,850 - \$31,749	\$794	\$91,000
Moderate	\$31,750 - \$47,649	\$1,191	\$137,000
Above Moderate	\$47,650+	\$1,191+	\$137,000+
INDIVIDUAL - SINGLE-PERSON HOUSEHOLD²			
Very Low	\$0 - \$13,899	\$347	\$39,000
Low	\$13,900 - \$22,249	\$556	\$64,000
Moderate	\$22,250 - \$33,349	\$834	\$95,000
Above Moderate	\$33,350+	\$834+	\$95,000+
¹ . Based on 30 percent of income. ² . Income limits established by HUD, April 2001.			

However, it is possible that households comprised of single individuals may share a one- or two-bedroom unit, as roommates, particularly in the case of college students, thereby splitting the cost of the rental unit. In this circumstance, two unrelated very low-income individuals could afford to rent a two-bedroom apartment or rental house, as well as a few three-bedroom units available at the lower end of the rental range. Approximately 5,420

households, or 22.3 percent of all households in the City, consist of a single individual per unit. Of these single-occupancy households, approximately 57 percent are renters. There are 6,682 nonfamily households in the City, comprising 27.4 percent of the population.

In 2002, the average resale asking home price was \$136,000, as determined by the 2001 Multiple Listing Service. Though new single-family residences can be found in the \$130,000 range, the average new home price was \$221,900 as determined by a survey of new home developers. Based on this information, it is apparent that generally only families with moderate and above moderate incomes can afford to buy a house. The median household earnings of \$35,750 for Fresno County means a four-person household can "theoretically" afford a monthly housing payment of \$894. This is considerably less than the approximate \$1,051 monthly payment required for an average priced existing resale home or a \$1,651 monthly payment for a new home. The payment amounts reflect a 7.5 percent fixed interest rate and 5 percent down payment. According to the distribution of resale house prices, approximately 11.5 percent of the homes on the market would be affordable to the lower income households. An additional 29 percent of the homes falling within the \$100,000 to \$134,000 range may be affordable to the moderate-income households. Approximately 59.5 percent of the resale homes may not be affordable to any household income category except for above moderate and the upper income range of the moderate-income category. Less than 1.7 percent of the existing resale housing stock may be affordable to those households within the very low-income category. The average new home sale price of \$221,900 puts new single-family homes further out of reach for all but the above moderate-income households, and is even above the reach of the lower range of the above moderate-income group. An income of \$66,040 is required to purchase the average new home, at an interest rate of 7.5 percent and a 5 percent down payment. At higher interest rates, or lower down payments, an even higher income is required.

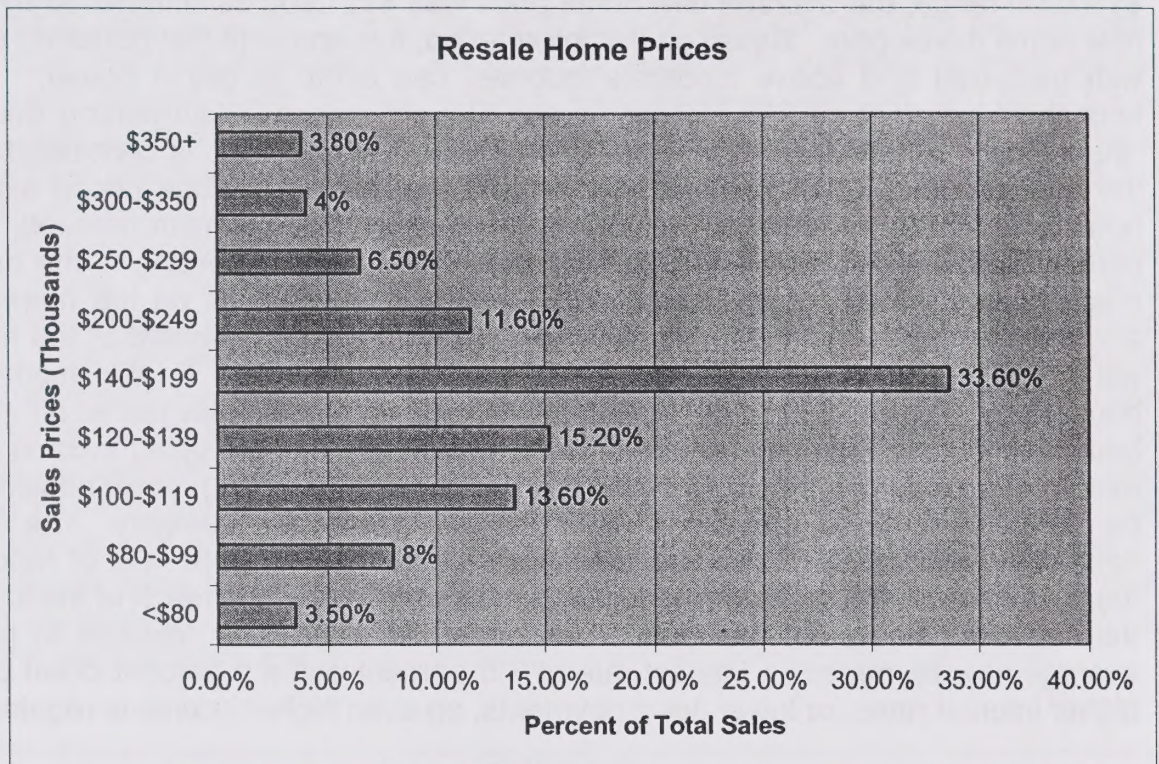
Families in the above moderate-, moderate-, and low-income groups can generally afford the rent for an average two-bedroom rental unit. Low-income families may find it difficult to pay for the necessary number of bedrooms adequate for their family size, and very low-income households will find it difficult to find affordable housing within the existing housing stock.

**TABLE 4-12
CLOVIS RENTAL UNIT INVENTORY**

Type of Unit	Number of Units In Survey	Rental Range	Average Rent
APARTMENT UNITS			
Studio	135	\$339 - \$609	\$417
One Bedroom	1,458	\$342 - \$825	\$450
Two Bedroom	2,103	\$379 - \$1,010	\$550
Three Bedroom	175	\$414 - \$1,350	\$850
SINGLE-FAMILY DETACHED RENTAL HOUSES			
One Bedroom	91	\$308 - \$665	\$375
Two Bedroom	257	\$300 - \$1,410	\$450
Three Bedroom	274	\$350 - \$1,745	\$750
Four Bedroom	34	\$500 - \$1,695	\$850
ATTACHED RENTAL UNITS – DUPLEXES, TRIPLEXES			
Studio	10	\$375 - \$460	\$460

One Bedroom	30	\$325 - \$650	\$425
Two Bedroom	252	\$275 - \$1,025	\$550
Three Bedroom	46	\$256 - \$900	\$725
Four Bedroom	1	\$700	\$700

Source: The information for this table is responses to a survey conducted by the City of Clovis during 2001. The information represents 67% of the City's apartment complexes, 22% of the City's single-family rental houses, and 63% of the attached rental housing in Clovis.



Source: Multiple Listing Services, December 2001

This information indicates that the majority of the households that are in the very low-income category must pay more than 30 percent of their income for housing costs for any single family home or apartment larger than one bedroom. In low-income households, which comprise 17 percent of total households, a high percentage of large families and those who want to be owner occupants must pay over 30 percent of their household incomes for housing.

Other sources for estimating overpaying households are the waiting lists for Section 8 Housing programs. Due to the long waiting list for Section 8 units, the Housing Authority of Fresno County purged its waiting list. The Housing Authority then took applications for six months during 2001, closing the application period in October 2001. Applications are currently being processed to create a new updated waiting list.

6.3 Housing Quality

The condition of the housing stock can be attributed to a number of factors. Although age does not necessarily precipitate physical deterioration, deferred maintenance in combination with age commonly causes older housing to decline in quality. While age and inadequate maintenance certainly contribute to housing quality problems, overcrowding also plays a role in the deteriorating condition of the housing stock in certain older areas of the City.

Beginning in August 2001, the City of Clovis Planning Division conducted a housing conditions survey (contained in the Technical Appendices). The survey found that 74 percent of the City's housing was in standard condition. Of those units requiring work, 24 percent of the housing structures in Clovis require minor rehabilitation, 2 percent would require moderate to major rehabilitation, and .4 percent require substantial rehabilitation (which may cost more than the value of the dwelling), or are dilapidated to the point of needing demolition. The number of houses in need of substantial rehabilitation or demolition has declined because of the City's effort over the past 10 years to purchase and tear down or provide loans to low-income homeowners to replace dilapidated housing.

As predicted during the 1990 survey, many of the houses that scored in standard condition now need minor repair due to the need for shake roof replacement. The survey also included a rating of property conditions. Each residence was rated on landscape, presence of trash and rubbish, inoperable vehicles, and fences in need of repair. This survey illustrated that in some neighborhoods, which were commonly thought to need housing rehabilitation, the problem is actually related to property maintenance, not housing condition.

After completing the mapping, which included identification of housing conditions, property maintenance problems, and housing likely to be lost from the low- and moderate-income housing stock over the next 5 to 10 years, the City is in a position to take a broad range of actions to remedy several of the problems. For example, housing conditions can be addressed by working with the Clovis Building Division to provide the appropriate levels of code enforcement in order to make the necessary corrections. Also, some types of maintenance problems can be addressed through the Clovis Community Development Agency's various housing assistance programs or Community Development Block Grant (CDBG) programs.

6.4 Overcrowding

The Bureau of Census defines overcrowded housing units as "those in excess of one person per room average". Overcrowding is often reflective of one of three conditions: 1) either a family or household is living in too small a dwelling; 2) a family is required to house extended family members (i.e., grandparents or grown children and their families living with parents, termed doubling); 3) a family is renting inadequate living space to nonfamily members, which also represents doubling. Whatever the cause of overcrowding, there appears to be a direct link to housing affordability. Either homeowners/renters with large families are unable to afford larger dwellings, older children wishing to leave home are prohibited from doing so because they cannot qualify for a home loan or are unable to

make rental payments, or grandparents on fixed incomes are unable to afford suitable housing or have physical handicaps that force them to live with their children. Families with low incomes may permit overcrowding to derive additional income, or there may be insufficient supply of housing units in the community to accommodate the demand. Lack of appropriate size housing units, low incomes, and large families encourage severe overcrowding, especially during harvest season when farm workers expand the local labor force and compete for housing accommodations.

**TABLE 4-13
CLOVIS OVERCROWDING¹**

	1980	1990
Total Housing Units	12,437	18,888
Overcrowded	416	1,033
Incidence of Overcrowding	3.3%	5.5%

¹ Housing Units that exceed 1.0 or more persons per room.
Source: U. S Bureau of Census. 1980, 1990.

Table 4-13 shows that 3.3 percent of the total housing units within the City of Clovis were overcrowded in 1980, and 5.5 percent of the units were overcrowded in 1990 as reported by the Bureau of Census. The 2.2 percent increase may indicate that more families are doubling because of an inability to find or afford adequate housing of an appropriate size. In addition, large rental households may have difficulty in finding affordable three- and four-bedroom apartment units; according to the survey conducted by the City of Clovis Planning Division, updated for this Housing Element, there were no four-bedroom apartment units. There were 334 three-bedroom apartment and attached rental units in the housing stock, while there were 5,975 one- and two-bedroom apartments and attached units. Single-family rental units provide 1,245 three-bedroom and 154 four-bedroom units. It is clear that additional housing resources with three or more bedrooms are needed at rents affordable to low- and moderate-income households.

6.5 Special Needs

The State Housing Law requires that the special needs of certain disadvantaged groups be addressed. The needs of the elderly, handicapped, large families, female heads of household, and farm workers are addressed below.

6.6 Elderly Persons

The special housing needs of the elderly are an important concern of the City of Clovis since many retired persons are likely to be on fixed low incomes. Besides the affordability concern, the elderly maintain special needs related to housing construction and location. The elderly often require ramps, handrails, lower cupboards and counters, etc., to allow greater access and mobility. They also may need special security devices for their homes to allow greater self-protection. The elderly also have special needs regarding location. They need to have access to public facilities (i.e., medical and shopping) and public transit facilities. Many would rather remain in their homes rather than relocate to a retirement community and may need assistance to make home repairs. Every effort should be made to maintain their dignity, self-respect, and quality of life.

As reported in the 1990 census data, 8,045 City residents, or 15.9 percent of the total population, were 65 years of age or older in 1990. In 2000, the Bureau of Census reported Clovis' population over 65 at 6,406 residents, or 9.4 percent of the City total. Clovis' population over 75 is estimated at 3,166 residents, or 4.6 percent of the City total in 2000.

The City has a number of apartment complexes for occupancy by elderly or handicapped households. Following is a list of apartment complexes that are designated for seniors/handicapped

Handicap Accessible Rental Housing

Ashtree Apartments, 3131 Willow Avenue
Briarwood Apartments, 275 W. Alamos Avenue
Claremont (seniors only), 2151 Sunnyside Avenue
Claremont II (seniors only), 2152 Stanford Avenue
Clovis Village Apartments, 250 W. Bullard Avenue
Creek Park Village (seniors only), Third and Minnewawa
Creskide Apartments, 4751 E. Gettysburg Avenue
Dry Creek Meadows, 740 N. Villa Avenue
Eastview Apartments, 647 W. Barstow Avenue
Monte Vista Apartments, 3140 Peach Avenue
Park Creek Apartments, 1108 Villa Avenue
Park Villa Apartments, 361 W. Santa Ana Avenue
Peach Wood Apartments, 391 Peach Avenue
Royal Villa Apartments, 280 W. Alamos Avenue
Santa Ana Villa, 2216 #1 Peach Avenue
Scottsman #2, 55 W. Bullard Avenue
Shadow Brook Apartments, 111 W. Ninth Street
Sierra Heartlands (seniors only) 1994 Shaw Avenue
Sierra Meadows, 139 W. Portals Avenue
Sierra Ridge Apartments, 100 Fowler Avenue
Silver Ridge Apartments, 88 N. DeWitt Avenue
Villa Apartments, 505 Villa Avenue
Villa Sierra, 139 Santa Ana Avenue
Village Arms, 1253 Pollasky Avenue
Willow Lake Apartments, 697 W. Santa Ana Avenue
Willow Ridge Apartments, 2800 Willow Avenue
Woodbridge Apartments, 1099 Sylmar Avenue
Woodside Village Apartments, 1050 Minnewawa Avenue

6.7 Handicapped Persons

Two major housing needs of the disabled are access and affordability. There are many types of physical and mental handicaps. Section 22511.5 of the California Administrative

Code for vehicle and building code enforcement defines a handicapped person (disabled person) as:

1. Any person who has lost, or has lost the use of, one or more lower extremities or both hands, or who has significant limitation in the use of lower extremities, or who has a diagnosed disease or disorder which substantially impairs or interferes with mobility, or who is so severely disabled as to be unable to move without the aid of an assistant device.
2. Any person who is blind to such an extent that the person's central visual acuity does not exceed 20/200 in the better eye, with corrective lenses, as measured by the Snellen test, or visual acuity that is greater than 20/200, but with a limitation in the field of vision such that the widest diameter of the visual field subtends an angle not greater than 20 degrees.
3. Any person who suffers from lung disease to such an extent that his forced (respiratory) expiratory volume when measured for one second by spirometries is less than one liter or his arterial oxygen tension (pO₂) is less than 60 mm/Hg on room air at rest.
4. Any person who is impaired by cardiovascular disease to the extent that his functional limitations are classified in severity as Class III or Class IV according to standards accepted by the American Heart Association.

Handicapped persons often require specially designed dwellings to permit free access not only within the dwelling, but also to and from the unit. Special modifications to permit free access are very important in maintaining independence and dignity. The California Administrative Code Title 24 Requirements sets forth access and adaptability requirements for the physically handicapped. These regulations apply to public buildings such as motels, and require that ramp ways, larger door widths, restroom modifications, etc., be designed which enable free access to the handicapped. Such standards are not mandatory of new single-family residential construction.

Like the elderly, the handicapped also have special needs with regard to location. There is typically a desire to be located near public facilities, and especially near public transportation facilities that provide service to the handicapped. Many government programs which group seniors and handicapped persons together (such as HUD Section 202 housing) are inadequate and often do not serve the needs of the handicapped. A number of disabled persons receive supplemental Social Security Income (SSI) and are on fixed incomes. Increasing inflation and housing costs adversely affect these individuals in terms of securing housing.

Table 4-15 lists the number of persons in the City of Clovis who had work and/or mobility or self-care limitations as reported by the Bureau of Census, 1990. According to this source, 3,960 persons have handicaps that restrict them from working, representing 11 percent of the City's population. Persons whose mobility was restricted solely due to limitations and/or the ability to care for themselves represent 1.9 percent of the City's population. Both groups of persons with handicaps include a large number of persons 65 years of age and older.

The mobility or self-care limitation does not necessarily translate into a need for specially constructed housing units. Therefore, it is difficult to estimate the number of handicapped persons in need of housing. A number of the senior apartment complexes provide handicapped features on their lower level apartment units.

The City has actively removed constraints on the development of housing for persons with disabilities. These actions are intended to keep the cost of handicapped-accessible housing as low as possible. In conformance with State law, the City has no conditions on the development of group homes with fewer than six residents (although these homes are not currently allowed by right). Group homes that provide housing for more than six handicapped residents are allowed in any zone district with the approval of a conditional use permit. Furthermore, the City has no requirements restricting the proximity of such homes to one another, nor requirements restricting the number of unrelated adults allowed in a single home beyond the adopted state regulations.

The Planning Commission and City Council may approve group homes for individuals with disabilities, subject to a conditional use permit, after a noticed public hearing. This process allows for community input into the approval process, and is no different than the approval process necessary for a standard apartment complex that requires a conditional use permit. Examples of standard conditions for a group home would be a requirement for a one-year review of the use to ensure conformance with the conditions of approval, a requirement that the applicant make dedications of public right-of-way (when adjacent to an unimproved street), and a requirement that the applicant conform to all applicable development standards. The City does not have standard conditions of approval for group homes that will provide on-site services, however, the City will develop conditions for these uses on a case-by-case basis.

Although there is no provision in the City's Municipal Code for parking requirement reductions for the development of handicapped housing, there is a mechanism by which developers can receive a density bonus that may lead to such a reduction. The Density Bonus Ordinance (CMC Chapter 9.5) allows developers to provide fewer than the required parking spaces in a given development when 20 percent of the units in that development are set aside for low- or moderate-income residents. This provision may directly benefit developments providing handicapped housing, as individuals with disabilities often rely on such low- to moderate-income housing projects.

The Building Division within the City reviews all proposed development for compliance with handicap accessibility requirements. The City has adopted the Uniform Building Code (1997) as a standard for development within the City, and has not adopted any amendments that could diminish the ability to accommodate persons with disabilities. Representatives from the Building Division have indicated that each proposed development that will be open to the public, including multi family residential developments, are subject to review for ADA compliance and all other applicable regulations. Such reviews usually include field checks.

Enforcement of existing handicap accessibility problems are dealt with on a complaint basis. As complaints are received in the Building Division, a letter is sent to the responsible party indicating that a handicap accessibility problem exists. Then, as future building

permits are requested, the property owner is required to retrofit the site to comply with existing regulations. The building permit process typically serves as the mechanism for enforcing compliance with handicap accessibility regulations.

The City also makes every effort to accommodate handicapped individuals at all public meetings. On each City Council and Planning Commission agenda, the following notice is included:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate at this meeting, please contact either the City Clerk or the General Services Director at (559) 297-2320. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

When contacted regarding accessibility issues, City staff will provide for the participation of disabled individuals by supplying assisted listening devices, print enlargers, sign language interpreters, and other necessary accommodations, as well as generally providing for the physical mobility of all participants.

6.8 Large Family Households

Large households are defined as households with five or more persons. The 2000 Census reported 3,153 households in the City of Clovis with five or more persons, as indicated in Table 4-16. Large families are indicative not only of households that require larger dwellings, with more bedrooms to meet their housing needs, but are also reflective of a large number that live below the poverty level. Large family households increased from 2,037 households, at 11.2 percent of the total households in 1990 to 3,153 households, at 13 percent of households in 2000. A percentage of the increase may be attributed to the increased Southeast Asian population, as discussed below. Difficulties in securing housing large enough to accommodate all members of a household are heightened for renters, because rental units are typically smaller than single-family units.

Table 4-16 shows that there are 1,115 large households occupying rental units. This number represents 11.3 percent of all renter households. The number of three-bedroom units was documented as part of the rental housing survey. There are 334 three-bedroom apartment and attached rental units in the City. These units are not sufficient to accommodate the percentage of large household renters. However, there are 1,245 three bedroom and 154 four bedroom rental houses in the City, bringing the total inventory of larger bedroom rental units to 1,733. Although there are resources available to meet the needs of large families, there are not sufficient numbers of units to accommodate the need, as the available units may be out of the affordable price range for a number of households, and a number of larger bedroom units may be rented by smaller families or households who are able to afford the market rent. This conclusion is supported by the high demand for two and three bedroom rental units expressed by discussions with apartment managers.

**TABLE 4-15
PERSONS REPORTING A MOBILITY OR SELF-CARE LIMITATION¹**

Work Disability				No Work Disability			
Persons 16-64	Percent	Persons 65+	Percent	Persons 16-64	Percent	Persons 65+	Percent
2,342	6.5	1,618	4.5	501	1.4	174	0.5

1. Population base used to calculate percentage is civilian noninstitutionalized persons age 16 and over, at a total base of 35,963 population. Source: 1990 Census.

**TABLE 4-16
CLOVIS LARGE HOUSEHOLDS BY TENURE**

Number of Persons in Household	Owner Occupied	Renter Occupied	Total
Five	1,328	644	1,972
Six	442	253	695
Seven or More	268	218	486
TOTAL	2,038	1,115	3,153

Source: U. S. Bureau of the Census, 2000.

6.9 Southeast Asian Population

One ethnic group that may pose special housing concerns in this area is the Southeast Asian population. While historical information indicates a presence of Asian ethnic groups (Japanese and Chinese) in Clovis prior to 1920, the actual percentage of the Asian population remained fairly low in contrast to other ethnic groups. Starting in 1980 the population of Southeast Asians increased dramatically in the Fresno/Clovis Metropolitan Area. Most of the recent groups of Southeast Asians arriving in the metro area have been Hmong, Laotian, and Cambodian. Interviews with leaders in the Southeast Asian community have indicated that many Southeast Asians have located in the Fresno-Clovis Metropolitan Area because they already have family members living in this area or because of the weather and small plot farming opportunities similar to their previous locations in Southeast Asia.

The recent Southeast Asian immigrants pose some special housing concerns. Many Southeast Asians live in large extended families including parents, children, grandparents, and associated relatives. Providing housing for first and possibly second generation Southeast Asians requires large housing units that are typically associated with low and moderate income complexes, if the number of persons per room is complied with in order to eliminate overcrowding. Because of the large extended families, housing needs to be available that provides for larger eating areas and greater numbers of bedrooms.

Most of the Southeast Asians do not live on or near the small acreage farms they work. Generally, Southeast Asians tend to congregate in older single-family housing and multiple family units. The Bureau of Census reported in 2000 that 2,294 Southeast Asians populated the City of Clovis.

Planning for Southeast Asian housing needs is complicated because of the changing roles the Southeast Asians have in the community. Interviews with several Southeast Asian leaders have indicated that small plot farming in large family units is likely to be only a transitional form of employment. Accordingly, the present housing need for extremely large dwellings may not be as important in the future. A more flexible form of housing developed in a multiple family format may provide the larger units initially needed, with the possibility of later conversion, as concepts surrounding the extended family change with constant exposure to western culture.

6.10 Female Heads of Household

Single female heads of household form a distinguishable group in the Clovis housing market. In 1990, 12.2 percent of all Clovis households consisted of single female heads of household. This group has increased to 13.2 percent of the total households. The 2000 Census shows that females head 3,219 households. Of this total, 2,074 are households with children. While single female heads of household can be seen as a social indicator, they also constitute a group with serious housing concerns. Families with female heads of household experience a high incidence of poverty.

Table 4-17 indicates the numbers and percentages, as of 2000, of those female-headed households with related children as determined by the Bureau of Census. The Census provides data on the number of female-headed households below the poverty line. Poverty status is the relationship of income to the number of children under 18 for a household. The average poverty threshold for a family of four persons was \$12,674. The 1990 Census reports 1,095 female-headed households below the poverty level in Clovis. This represented 6 percent of the total number of households in the City.

TABLE 4-17
CLOVIS FEMALE HEADS OF HOUSEHOLD 2000

Household Type	Total	Percent of Total Households ¹
Female-Headed Households (no children under 18)	1,145	4.7
Female-Headed Households (with children under 18)	2,074	8.5
Total Households	3,219	13.2

1. Total number of households in the City is 24,347. Percent of total households calculated on this figure.
Source: U. S. Bureau of Census 2000.

Census data does not analyze the relationship between poverty status and housing tenure. Therefore, it is difficult to estimate the housing needs of low-income female-headed households. The total resources of assisted units in the City are not adequate to serve the number of these households that would potentially require low-income housing. Resources in the community to assist single female heads of household generally include Section 8 Vouchers and other forms of public assistance. This type of assistance is limited by funding and the number of Section 8 vouchers available. Single female heads of household who make slightly more than upper qualifying limits for public assistance in many respects fall through the cracks in the community.

Increases in the numbers of single female heads of household in Clovis can be attributed to several factors. One factor that appears to stand out is the interest in placing children in the Clovis Unified School District. While the school district extends beyond the border of the City of Clovis, a substantial number of the housing opportunities in lower- to moderate-priced rental units lie in the City of Clovis and the Clovis sphere of influence.

A high poverty level often affects housing in several ways. Low-income households usually have to spend a disproportionately large percentage of their income on housing costs, leaving an inadequate amount of money for their other needs such as food, medical care, utilities, and childcare. In this situation an unexpected expense or emergency may result in nonpayment of rent resulting in eviction. Deficient income also results in poorly maintained dwellings, since income is more apt to be spent on more immediate needs such as food, clothing, transportation, and medical care. Traditionally, housing maintenance has been the responsibility of male heads of household. Female heads of household are sometimes ill prepared to take on this responsibility without proper training or knowledge and may need assistance.

Input from local counseling groups point to the fact that many single female heads of household enter the work place without substantial job skills and may not receive child support. The large number of female-headed households who receive public assistance substantiates this information. Even in the case of dissolution of community property assets, single female heads of household do not typically have the resources to again enter the housing market as a homeowner. Family counseling groups have also indicated that children and adults can experience trauma as a result of relocation to other neighborhoods forced by the negative economic consequences of divorce. Addressing the housing needs for single female heads of household is a complex undertaking requiring innovative solutions. Because it may be more effective to keep single female heads of household in their own homes and neighborhoods, strategies need to be considered that would allow a special housing fund to be created that could share in the equity of the home when it is ultimately sold.

6.11 Farm Workers

Based on the 1990 Census, workers in farming in Clovis are 1.7 percent of all workers. This ranks the City of Clovis fifteenth of all cities in Fresno County for percent of farm workers in the work force. Based on the analysis of farm labor and the sharply diminishing amount of farmland in the City of Clovis, Clovis sphere of influence, and surrounding rural areas in this part of Fresno County, the need for farm worker housing in this area may diminish within the next five years.

Previously, farm workers (both permanent and seasonal) have been housed in the rural areas on the farms or in dispersed locations throughout Clovis. One exception is the Stanford Addition area. The Stanford Addition area located east of Sunnyside Avenue, south of Tollhouse Road, north of Bullard Avenue and west of Fowler Avenue has traditionally contained smaller lots and homes, providing affordable housing. Historically, many of the smaller dwellings in the Stanford Addition have been available for housing farm workers employed in the area.

In Fresno County in general, more persons are permanently and seasonally employed in agriculture than in any other county in the state. Agriculture workers represent 17.9 percent of the County's workforce as shown in the Distribution of Employment by Industrial Sector Exhibit located in the community profile section. The State of California Employment Development Department reported that in 1993 a total of 51,500 persons were directly employed in agriculture in Fresno County, and by 2000 that number had increased to 58,900. The Bureau of Census reported in 1990 that 996 farm workers resided in the City of Clovis, a proportionately smaller number to the total agricultural workers in Fresno County.

The Migrant and Seasonal Farm Worker Enumeration Profiles Final Study for California dated September, 2000 indicates that in Fresno County there are an estimated 113,741 migrant and seasonal farm workers. Of this number, 52,662 are migrant farm workers and 61,079 are seasonal farm workers. The study further estimates there are 19,353 non-farm workers in migrant households and 69,309 non-farm workers in seasonal households, for a total figure of 202,404 migrant and seasonal farm workers and their families in Fresno County.

During the seasons when large numbers of migrant and seasonal farm workers and their families are in Fresno County, there is increased pressure on the affordable housing stock. That pressure may take the form of lower vacancy rates, tenants with inadequate facilities (garages or other out buildings), and overcrowding.

The small numbers of farm worker households in Clovis are typically able to find housing within the affordable housing stock. Farm worker households in Clovis can be served through the City's affordable housing projects.

6.12 Homeless

Understanding the extent of homelessness in Clovis has been difficult because there are no shelters or other services available. If a person or family finds himself or herself homeless, they must go to facilities in the City of Fresno for assistance. The following is a listing of the homeless facilities in Fresno County:

1. The Marjaree Mason Center
2. Turning Point of Central California
3. The Fresno Rescue Mission
4. Catholic Charities
5. The Poverello House
6. Valley Teen Ranch
7. Sanctuary Youth Shelter
8. Decision Home
9. Salvation Army Rehabilitation Center

Most of the above shelters offer varying types of support services to their clients.

To find out whom the homeless in Clovis are, interviews were conducted with the Clovis Senior Services Coordinator, the Salvation Army, and the Clovis Police Chief. A homeless survey was conducted as recommended in the Shelter for the Homeless Technical

Assistance Manual provided by the State Department of Housing and Community Development Division. From these resources a small but diverse homeless population emerged.

The Senior Services Coordinator sees an average of 4 elderly persons per year who find themselves homeless because very low fixed incomes do not allow for rent increases, and when the rent is raised, they are evicted for nonpayment. Some older folks are no longer able to manage living in a certain unit (i.e., cannot walk up the stairs to reach their second story apartment) or by themselves and there are no affordable alternatives.

The Salvation Army sees an average of six families and six single people per year who are homeless and living in their car or on the street. For those who are homeless, the Salvation Army provides referrals to shelters and has one-time food boxes and a small amount of gas assistance.

The Clovis Police Department deals with a number of homeless youth each month. When these youth are picked up by a police officer and it is determined that they are homeless, they must be transported to Fresno for shelter.

A Homeless Survey was conducted from January 4, 2002, through January 20, 2002, with the City of Clovis Police Department. The survey found there are four or five homeless single males in Clovis from time to time. They are not a constant presence but come and go.

The survey and the interviews indicate a need for a minimal number of shelter beds. A shelter that would accommodate both emergency shelter needs and transitional housing needs could best serve the need. One of the objectives of this Housing Element Update is to amend the Zoning Ordinance through the Development Code Update currently in progress (and expected to be completed by early 2003) to authorize the establishment, "by right," of homeless shelters (both emergency and transitional) in C-2 zones, and with a conditional use permit (CUP), transitional shelters in the medium density multiple family residential, R-3 zoned areas. R-3 zoned areas correspond to the High Density residential designation of the General Plan as well as specific mixed-use area designations that provide for a proportion of high-density residential uses. For reasons presented in Section 2.0, the CUP is not considered a constraint upon the development of emergency shelters or transitional shelters.

6.13 Projected Housing Needs

Information presented in the Community and Housing Profiles documented the recent growth that has occurred in the population and housing stock of Clovis. Between 1990 and 2000, the population has increased by just over 35 percent, while the total number of housing units has grown by only 33 percent. Long-range projections indicate that the total population of Clovis will expand from 68,468 in 2000 to 82,279 in 2007. At the present time, according to the Census, there are 25,250 dwelling units in the City and 24,347 households. Although it appears by this comparison that there are adequate numbers of housing units to meet the number of households, the available stock does not provide an adequate supply of housing to meet the special needs and income distribution in the community.

6.14 Market Demand For Housing

Although the cost of market rate housing has continued to rise during the last few years, the demand has remained strong. The vacancy rate is 5.5 percent as determined by the Bureau of Census for 2000. The typical demand for housing in Clovis is met by the purchase of lots and newly built structures from viewing model homes within subdivisions. Occupancy occurs within 9 to 11 months after purchase, depending on construction time. New homes already built and for sale are the exception in the City with at least a 45-day turnaround from purchase to occupancy due to escrow. Available rental units are often filled soon after becoming vacant with only a 4 percent vacancy rate.

For reasons cited previously in section 2.2, most of the residential construction has been for the single-family housing market rather than multiple-family. Since 1993, applications for building permits have been requested for a total of 5,794 units. Of these, 5,113 units are proposed as single-family and 681 units of multiple family.

6.15 Projected Single-Family Housing Demand For All Income Levels

The Council of Fresno County Governments (COG) is required by state law to identify future housing need through the planned period, 2000 through 2007. The RHNA establishes both the projected need for nonmarket rate housing and the "same share" distribution of the projected need to each jurisdiction in each market area. The need for nonmarket rate housing is defined as households in the very low-, low-, and moderate-income groups that pay over 30 percent of the total income for housing. It is assumed that households with an above moderate income are not in need of economic aid. Table 4-19 shows the projected number of households in 2000 to 2007 by income group, as forecast by the RHNA. As the RHNA was based on Department of Finance (DOF) projections, the number of households differs from the 2000 census data previously presented in Table 4-4.

The RHNA calculates the projected new construction need necessary to accommodate the anticipated population through 2007. The basic construction need was calculated by factoring projected population, vacancy rates, housing market removals, and existing housing units. State housing law requires that cities and counties demonstrate adequate residential sites that could accommodate development of housing that satisfies the future housing need. The future need by income is shown on the following Table 4-20.

A projected need of 6,418 new housing units is assigned to Clovis in the RHNA, based upon current conditions. Table 4-20 shows that the greatest housing construction need through 2007 will be generated by very low and above moderate-income households. The future need as determined by RHNA shows 43.75 percent of the households in 2007 as above moderate income. Housing prices in Clovis are still low enough that the above moderate- and moderate-income households will be able to find affordable market-rate housing (as purchasers or renters).

**TABLE 4-19
INCOME DISTRIBUTION IN CLOVIS 2000 AND 2007 PROJECTION**

Income ¹	2000		2007	
	% of Total Population ²	Households ³	% of Total Population	Households
Very Low/Less than \$19,850	18.04%	4,417	19.68%	5,880
Low/\$19,851-\$31,750	14.39%	3,524	14.89%	4,449
Moderate/\$31,751-\$47,650	22.05%	5,399	21.68%	6,477
Above Moderate/\$47,650+	45.52%	11,146	43.75%	13,071
Total Households³	100%	24,487	100%	29,876

1. Department of Housing and Urban Development (HUD), 2001.

2. Percentages of Household Income based on RHNA.

3. Household numbers based on RHNA.

Source: RHNA

**TABLE 4-20
BASIC CONSTRUCTION NEEDS AND NEW HOUSEHOLDS**

Income Group	Households 2000 - 2007		Adjusted Housing Units
	Number Increase	Percent Increase	
Very Low	1,462	27.13	1,739
Low	925	17.16	1,100
Moderate	1,078	20	1,282
Above Moderate	1,924	35.71	2,289
Total	5,389	100.0	6,418

Source: RHNA as revised in cooperation with the City of Clovis

6.16 Preservation of Assisted Housing

In 1989, the Government Code was amended to include a requirement that localities identify and develop a program in their Housing Elements for the preservation of affordable multifamily units assisted under various federal, state, and/or local programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert to market rate within ten years. An estimate of the cost of preserving versus replacing the units is also conducted as part of the analysis. Administrative and financial resources that could be used to preserve at-risk units, programs for the preservation of at-risk units, and quantified objectives for the number of at-risk units to be preserved during the Housing Element period are also discussed. Cities and counties are also directed to develop programs towards the preservation of assisted units.

An inventory of all assisted, multi-family rental units was conducted as part of this update. The California Housing Partnership Corporation provides an inventory of federally subsidized rental units at-risk of conversion. The 2001 Update, which identifies units at-risk through the year 2008, identifies that there are no federally subsidized developments listed in the City of Clovis. The California Debt Advisory Commission's The Use of Housing Revenue Bond Proceeds: Annual Summary 2001 lists Creek Park Village, a senior citizen multi-family residential development, as eligible for conversion by 2007. Table 4-21

identifies the assisted units in Clovis and the earliest date of subsidy termination. As shown, there are a total of 396 assisted multi-family rental units in Clovis.

The time for the analysis of assisted units is ten years. As shown, 77 units at Creek Park Village Apartments are eligible to convert to market rate within the 2007 timeframe. The termination dates for the other restricted apartments are at least 18 years henceforth.

**TABLE 4-21
ASSISTED UNITS AT RISK OF CONVERSION**

Name	Location	Type of Unit	Form of Assistance	Total/Units at Risk		Subsidy Termination Date
Creek Park Village Apartments	350 Minnewawa	Multi-family Seniors	Multi-family Mortgage Revenue Bond	192	77	2007
Sierra Ridge Apartments	100 Fowler Avenue	Multi-family	Multi-family Mortgage Revenue Bond	180	36	2020
Cottonwood Grove Apartments	732 N. Clovis Avenue	Multi-family	Multi-family Mortgage Revenue Bond	150	30	2021
Palisades Apartments	643 Fowler Avenue	Multi-family	Multi-family Mortgage Revenue Bond	114	23	2024
Silver Ridge Apartments	88 N. DeWitt Avenue	Multi-family Seniors	Tax Credits/Tax Increment/CDBG	100	100	2029
Lexington Square Apartments	1300 Minnewawa Avenue	Multi-family	Tax Exempt Bonds/Tax Credits	130	130	2029

Source: The Use of Housing Revenue Bond Proceeds: Annual Summary 1991, City of Clovis

6.17 Risk of Conversion

The apartments listed above provide a total of 396 rent restricted low-income rental units in Clovis. Creek Park Village is the only complex that is at risk of conversion within the next ten years.

Creek Park Village Apartments is a 192-unit rental project for seniors constructed in August 1985. The 77 units available for low- and very low-income senior households at Creek Park Village Apartments are required as a condition of receiving Multi-family Mortgage Revenue Bond Financing. These units are eligible to convert to market rate during 2007. According to the conditions set forth in the bond agreement, 20 percent of the total set-aside units, at least 16, must be available for rent by very low-income households, which earn less than 50 percent of the median income. The remaining 61 units must be rented by low-income households at 51 percent to 80 percent of the median income. These set-aside units do not have any noticing requirements, nor are they regulated by any of the requirements regarding preservation of affordable units under the Federal Low Income Housing Preservation and Resident Homeownership Act (LIHPHA).

The market rate rents are \$339 for a studio, \$435 for a one bedroom, and \$545 for a two-bedroom unit. The rents on the restricted units are adjusted downward depending on the income of the tenant. Very low- and low-income tenants can pay up to 30 percent of their income for rent and utilities.

6.18 Cost of Preservation versus Replacement

The cost that would be borne by the City of Clovis for preserving the 77 set-aside rental units is estimated to be less than the cost of replacement through new construction. The cost of providing subsidies to tenants at Creek Park Village Apartments is less than the cost of replacing the set-aside units.

The cost of preserving the affordable units at Creek Park Village Apartments would be the cost associated with subsidizing 77 units should the entire rental structure of the complex be converted to average market rates represented in the City. The cost of providing subsidies to 77 units was calculated based on a comparison between prevailing market rents to rents that would be affordable to these households (based on 30 percent of monthly income). At the current rents, studio units are affordable to both very low- and low-income households, as the maximum rent considered affordable is \$347 for very low-income tenants and \$556 for low-income tenants. Creek Park Village Apartments consists primarily of one-bedroom apartments, as they serve a senior population that typically requires fewer bedrooms than the average household of four. The very low-income households would need a subsidy of \$88 per month to afford the one-bedroom apartments. Sixteen units are set-aside for very low-income tenants. The total subsidy would be \$16,896 per year. Low-income households could afford the rents for studios and one- and two-bedroom apartments.

Two factors to further consider are that the affordable rents were calculated on the maximum incomes in each income category. So residents with incomes less than the maximum will need larger subsidies. The second factor is that utility costs were not deducted from the maximum affordable rents. Therefore, actual affordable rents would be less than those shown on Table 4-11.

The estimated cost to construct one affordable multiple-family housing unit in the City is \$50,000, which includes land, construction costs, and site improvement costs, based on recent construction costs for similar structures in the City. One method of calculating replacement cost is this figure multiplied by the total number (77) of set-aside units. This method results in an estimated cost of \$3,850,000 to replace the assisted units through new construction.

Principles of economy of scale may operate with respect to development of this number of affordable units that may result in an actual construction cost less than this estimate. A private nonprofit housing corporation may be able to construct this complex for a slightly reduced amount employing their resources. Nevertheless, the cost of replacement of assisted units through new construction is significantly greater than preservation of the units even with economies of scale and fee waivers.

6.19 Preservation Resources

There are two types of resources that can be engaged in efforts to preserve affordable units at risk of conversion to market rate: City funding, and nonprofit organizations that can acquire and manage assisted units.

CDBG funding is the primary source of potential funding for preservation efforts. CDBG funds are provided to local government for a range of community development activities that benefit low-income households. Cities with a population of 50,000 or more may become entitlement cities and can administer their own CDBG funds. Non-entitlement cities rely on Fresno County through cooperation as an urban county for administration of funds. The City of Clovis is currently a non-entitlement city and, therefore, receives CDBG funding through the County of Fresno, Community Development Division.

During the 2001-02 fiscal year, the City of Clovis received \$535,000 in CDBG funds. The focus of CDBG allocations has been on infrastructure improvements, affordable housing, and community service programs. Future CDBG funds represent an additional monetary resource for preservation efforts, although historically, funds have been used for public facilities and infrastructure improvements. The City anticipates receiving \$583,000 for the 2002-03 fiscal year, assuming that the City remains in its contract with the County of Fresno as an urban county. If the City becomes an entitlement city and no longer participates in the urban county agreement, this CDBG allocation may change.

The City has established a Redevelopment Agency and designated two project areas. The \$500,000 of annual low/moderate Income Housing Program set-aside funds represents a potential source of funding for preservation efforts. The expenditure plan for the Redevelopment Set-Aside Program should give priority to rehabilitation of low- and moderate-income units, preservation of assisted units, and construction of affordable housing. However, because CCDA has not participated in assisted unit preservation to date, this source should be considered in the context of a long-term preservation effort.

Preserving the set-aside units can be accomplished through purchase or management of the complex by a nonprofit organization. This preservation method would eliminate the costs cited above and would eliminate displacement of households while the units are constructed. Additionally, nonprofit organizations have the capacity to manage affordable apartment complexes, whereas local government may not be equipped to assume this role. The City currently works with two nonprofit organizations: Habitat for Humanity and Self-Help Enterprises.

Section 7.0 Residential Land Resources

To properly plan for future housing needs, undeveloped lands available for housing within existing urban boundaries and within projected growth areas have been inventoried. County policies encourage development to take place within incorporated cities.

7.1 Available Land Inventory

Future residential development in the City of Clovis and the Project Area will take place primarily in the northern and eastern portions of the City. These properties include vacant and undeveloped lands presently within the City of Clovis that are adjacent to or within reasonable distance from public sewer, water, and street systems, and unincorporated lands on the City fringe which are included in the City's sphere of influence, have had specific plans prepared for them, and are presently zoned for limited agriculture and designated on the County's General Plan as an urban reserve. These areas will be re-designated and zoned to an urban residential classification consistent with the General Plan upon annexation to Clovis. It is important to note that present City/County policy encourages urban development to take place within cities where urban facilities and services are available. The County's Urban Referral Policy requires that all development requests within 1/2 mile of the City's fringe be referred to the City for annexation. Smaller recycling and infill projects throughout the City will also contribute to the City's future housing stock as the Land Use Plan designates a number of areas along major transit corridors and commercial corridors as mixed-use and medium and high-density residential. An important new housing opportunity will be provided through the mixed-use designation. Residential development is permitted as a proportion of the acreage within selected mixed-use areas that are currently vacant or are slated for redevelopment activities.

Based on the City's Land Use Plan, the Adjusted Clovis Area which includes the City, the land north of the City to Shepherd Avenue, and the land east of the City, roughly to DeWolf Avenue, has a development potential of 33,467 dwelling units at build out, providing for a potential increase of 8,217 units over the current resources. The Land Use Plan provides for a mix of unit types and densities, including very low and low density single family homes, medium density single family attached and detached homes, higher density multiple family homes, and mixed-use projects which allow for combined office, commercial, retail and residential uses. A balanced inventory of housing in terms of unit type, cost, tenure, and style promotes a range of housing options that are necessary to support an economically and socially diverse community. While the Land Use Plan promotes significant new growth in the City, it is not to occur at the expense of the unique quality of life and community character that the City of Clovis embodies. Improvements to existing residential neighborhoods simultaneous with new development based on the urban village concept emphasize the effort to integrate future areas of the City with the "small town" character of Clovis.

Approximately 2,506 units, which are 30 percent of the 8,217 potential new units in the Clovis Project Area, will be built within the Southeast Urban Center Specific Plan Area on vacant and agricultural land. This includes unincorporated county lands within the sphere of influence. A portion of these units will be provided through recycling of scattered existing rural residential and agricultural residential uses.

A large proportion of the anticipated growth in the City will occur within the medium- and medium high-density residential categories, and the low-density residential designations. A substantial growth area will also be the high-density residential designation, which provides for approximately 553 dwelling units calculated on an average of 17.1 du/ac. At maximum density development potential of 25 du/ac, up to 809 additional high-density residential units can be accommodated. Where density bonus provisions are applied within any residential designation an even greater opportunity for housing affordable to low- and very low-income is created.

It is clear that the land resources provided by the General Plan for the entire Project Area will more than adequately fulfill the City's regional housing needs.

The provision of a balanced inventory of housing in terms of unit type, cost, tenure, and style will allow Clovis to fulfill a variety of housing needs. The mixing of densities in the entire Clovis General Plan Project Area fosters a socially integrated community and provides an opportunity for the majority of residents to live in close proximity to transit and public facilities. However, unless lands that are currently outside of the City's incorporated area are annexed into the City within the 5-year plan period, by 2007 the development potential of the entire Project Area should not be considered as a resource in meeting the housing needs of the City as established in the RHNA. A brief discussion of annexation potential follows.

7.2 Annexation

The sphere of influence portion of the Clovis Project Area is within unincorporated Fresno County adjacent to the City and may ultimately be annexed by Clovis. Within the next five years, properties within the current sphere of influence will be the target for annexation. The City will likely annex property from its present eastern boundary to DeWolf Avenue. The northern annexation time line is more complex. For areas that are north of Nees Avenue, bounded by Dry Creek and Enterprise Canal, annexation is likely to take longer than five years. This area is designated as Rural Residential (and is largely built-out in rural residential homes) and is not likely to annex to the City at the present time. However, as the General Plan designates these areas as Rural Residential, thereby not changing the future land use, these areas are not considered contributory to the potential land use resources for low- and moderate-income housing opportunities.

7.3 Estimated Dwelling Capacity by Land Use Designation

State law requires that zoning be consistent with adopted general plans. Clovis' undeveloped and redeveloped lands will be zoned in accordance with the Land Use Plan, and detailed in the City's General Plan and nine existing Specific Plans, as well as the specific plan for the Southeast Urban Center and mixed-use projects. Development potential may be determined based upon the maximum allowable density of each land use designation/zoning district.

A vacant land inventory was conducted as part of the formulation of the Housing Element. Within the City and the sphere of influence, the City of Clovis has a substantial amount of vacant, developable land. Table 4-24 indicates the development potential for each dwelling

type based upon the Land Use Plan. Table 4-24 presents dwelling unit potential for the higher density land uses: high, and mixed-use high by the average of the density range, and by the maximum potential for density comparison. The vacant acreage potential associated with the medium high and mixed-use with medium-high density residential has been proportioned to reflect capacity within this designation for meeting housing needs of both the moderate income and the low income categories, calculated at the average and maximum densities of the designation, respectively. For purposes of computation, 20 percent of the total acreage within the medium high designations has been allocated to meeting low-income residential needs at 15 du/ac, with additional potential available according to the provisions of the density bonus program. (Refer to the following discussion regarding historical development trends within the City in the medium high-density designation, under R-2 zoning.)

As shown in Table 4-24, 1,392 acres of vacant land are available for residential uses within City limits. Development of this land at average target densities could result in the development of an additional 5,711 dwelling units within the City. Of these units, 49.6 percent are designated for medium high and high-density areas, and mixed-use areas with medium-high and high-density residential potential, which provide potential sites for moderate-, low- and very low-income households. Under the maximum potential build out scenario of vacant developable land, up to 6,348 dwelling units could be constructed within the present City incorporated area.

Table 4-24 reflects planned land use densities for single-family residences of 0.6 to 7.0 dwelling units per acre. For multi family residences, the densities range from 7.1 to 25.0 dwelling units per acre. And for mixed-use areas, the densities range from 4.1 to 25.0 dwelling units per acre.

Within the sphere of influence, the 880 acres of vacant land reserved for residential uses will yield approximately 2,506 dwelling units calculated at average densities. Under a maximum density build out scenario, up to 2,664 dwelling units could be achieved. The majority of potential units on vacant developable land, approximately 78 percent, within the sphere of influence are to be developed at very low to medium densities. However, selected mixed-use areas with high density residential potential adjacent to Transit Centers (specific sites to be determined) may be developed at densities up to 43 dwelling units per acre on application of the high density Multiple Family Residential (R-4) zoning permitted under the regulations and standards of the proposed Mixed-Use Overlay Zone. As specific locations for application of this maximum density potential will be determined as part of the Mixed-Use Overlay Zone, Table 4-24 does not present a calculation of dwelling units based on this maximum end of the density range. Rather, it should be considered as additional development potential of up to 18 dwelling units per acre above the permitted maximum of 25 dwelling units per acre, which will further augment the vacant land resources development potential presented in Table 4-24.

According to the Fresno County Regional Housing Needs Plan 2002, the City of Clovis has a housing need of 6,410 units for the period between 2002 and 2007.

The housing need is distributed among the following income groups, as illustrated in Table 4-25.

Housing built at the high density designation (15.1 to 25 du/ac) in the City of Clovis is generally considered to be affordable to very low and low income households, while housing built at densities of 25 units or more (using density bonus provisions or application of the R-4 zone

**TABLE 4-24
VACANT LAND RESOURCES
CITY OF CLOVIS AND "ADJUSTED CLOVIS AREA"¹**

General Plan Residential Land Use Density Designation	Target Income Group	City Limits		Sphere of Influence		Total	
		Acres ³	DUs ²	Acres ³	DUs ²	Acres	DUs
Very Low	Above Moderate	87	175	600	1,200	687	1,375
Low	Above Moderate	1,002	2,706	160	432	1,162	3,138
Medium	Above Moderate Moderate	130	531	80	328	210	859
SFR Subtotal		1,219	3,412	840	1,960	2,059	5,372
Medium-High ³	Moderate	49	495	16	163	65	658
	Low	12	124	4	41	16	165
High ⁴	Low Very Low	33	553/809	20	342/500	53	895/1,309
MFR Subtotal		94	1,172/1,428	40	546/704	134	2,132
Mixed-Use High ⁴	Low Very Low	48	819/1,200	--	-- / --	48	819/1,200
Mixed-Use ³ Medium High	Moderate	23	215	--	--	23	215
	Low	6	85	--	--	6	85
Mixed-Use Medium	Above Moderate Moderate	2	8	--	--	2	8
Mixed Use Subtotal		79	1,127/1,508	--	--	79	1,508
Total		1,392	5,711/6,348	880	2,506/2,664	2,272	8,217/9,012

1. Please refer to Section 2.12 for a description of the Adjusted Clovis Area. Appendix 1 contains Table 2-2, General Plan/Zoning Correlation.
2. "Dwelling Units" Present dwelling units potential calculated at average densities for Very Low, Low, Medium, and Mixed-Use Medium Density Residential categories, which meet housing needs of above moderate and moderate income households. See Footnotes #3 and #4 for discussion of calculation of Medium High and High-Density Residential categories to meet housing need of very low and low-income groups.
3. The Medium High and Mixed-Use Medium High residential categories provide potential for low and moderate-income housing. For purposes of determining this potential, 80% of the total vacant acreage within these designations is allocated to reflect moderate income housing potential, calculated at an average density of 10.2 du/ac. The remaining 20% of the total acreage is allocated to meeting low income housing needs, calculated at the maximum density potential of 15 du/ac, consistent with the City's proposed condition of requiring that 20% of units in multi-family developments within this density category be set-aside for low income households, and reflecting the current market representation within the City of housing affordable to low income households within this designation. The capacity by each income category is shown on separate lines, and is meant to be totaled.
4. Development potential within the High Density Residential and Mixed-Use with High Density Residential is applicable to both very low and low-income categories. The first number represents potential for housing calculated at the average density of 17.1 du/ac. The second number following the / represents development potential at the upper end of the density range at 25 du/ac. Additional development potential is possible with the application of the density bonus provision, as well as R-4 zoning permitted under the Mixed-Use Overlay Zone, with densities up to 43 du/ac in selected Mixed-Use areas yet to be formally determined.
5. Please refer to Appendix 2 for a breakdown of acreages for low and very low income target groups.

standards in selected mixed-use areas under the Mixed-Use Overlay Zone) is particularly applicable to attain the affordability associated with provision of very low income units. Development of housing affordable to low income households (80 percent of median) has been shown to be attainable in the City of Clovis with densities at the upper end of medium high (with underlying zoning of R-2) and all density ranges of the high density designation.

Historically, multi-family developments in the City of Clovis have been built at the maximum densities allowed within the corresponding zone. The consistent pattern in the City for properties zoned R-2 (which correlates to the Medium High General Plan designation) is that multi-family projects are approved and built at the maximum density allowed, at 15 du/ac.

An inventory of multi-family units built under the R-2 zoning within the past five years was conducted; four senior citizen apartment complexes were built and one family complex. There were a total of 681 units built between 1993 and 2001. The majority of the rents are at rates that are not affordable to low income households. However, Silver Ridge Apartments are 100 percent affordable to low income senior citizens. The Palisades Apartment Complex is the only family complex built, and it provides 23 units set-aside for very low and low income households at rents discounted by approximately \$275-\$460 per month.

The City proposes to condition multi-family projects in the R-2 zone (consistent with the medium high density residential designation) to require that 20 percent of the units are set-aside for low-income housing, providing funding is available. This policy will be germane to any proposed development currently in the application stages, as well as any future multi-family development proposals in the R-2 zone. Therefore, for purposes of calculating available sites and site development capacity to meet low-income household need, a factor of 20 percent has been applied to the acreage of the vacant Medium-High residential designation to determine the capacity for targeting development within the low-income category.

**TABLE 4-25
CLOVIS FUTURE HOUSING NEEDS BY INCOME
2002 - 2007**

Income Level	Allocated Units	Designation	Maximum Site Capacity (City and Sphere) ¹	Maximum Site Capacity (Within City Limits) ¹
Very Low Income	1,739	Residential High Mixed-Use Residential High	2,509 ²	2,009 ²
Low Income	1,100	Residential Medium High Residential High Mixed-Use Residential	1,923 ³	1,581 ³
Moderate Income	1,282	Residential Medium Residential Medium High Mixed-Use Residential	1,740 ⁴	1,249 ⁴
Above Moderate Income	2,289	Residential Very Low Residential Low Residential Medium	5,380	3,420
Homeless Emergency Shelter Transitional Housing	N/A	Commercial Residential Medium High Residential High	N/A	N/A

1. These numbers reflect the development potential within applicable categories. These dwelling unit site capacity numbers are not intended to be totaled. They represent, within specific Land Use designations using both average target densities and maximum density, what the potential is for meeting need.
2. Calculated on the maximum target density of 25 du/ac permitted in high-density range. Density bonus and the Mixed-Use Overlay Zone density maximum of 43 du/ac provides potential for additional site capacity.
3. Reflects average target density of 17.1 within High and Mixed-Use High residential designations, and maximum allowable densities of 15 du/ac applied to 20% of available sites in Medium-High and Mixed-Use Medium High residential designations. Density bonus provides additional site capacity.
4. Calculated based on targeted density of 10.2 du/ac in Medium High and Mixed-Use Medium High density residential.

In terms of development opportunities for very low-income households on vacant developable land, the City has a maximum site capacity of 2,509 dwelling units in the high

density and mixed-use high designations based on development at 25 dwelling units per acre. Application of the R-4 zoning permitted density of 43 du/ac within selected mixed-use areas (specific sites yet to be determined) provides for an additional potential of 18 units per acre. A number of these units may be built at densities and costs affordable to low and very low-income households, in accordance with the City's proposed policy to require multi-family developments to set aside 20 percent of units for low income households as a condition of development, subject to funding availability. Under a density development potential of 25 du/ac within the high-density residential designation, and 20 percent of the medium high-density residential at 15 du/ac, a total of 2,759 units may be constructed to meet the housing needs of very low and low-income households. Application of R-4 zoning, with permitted densities of up to 43 du/ac in particular mixed-use areas to be determined by the City, (see Housing Action Plan) will further augment the potential to meet the future housing needs by income classification. The City and CCDA will further assist in the development of housing through programs set forth in the Housing Action Plan, including rental assistance; density bonus; the Mixed-Use Zoning Overlay; conditions for affordable housing programs in specific plan, PUD and R-2 zone multi-family projects; and effective utilization of the 20 percent set-aside fund.

Manufactured housing is also considered an important housing alternative, especially as related to serving the needs of lower-income households. Chapters 1571 and 1572, Statutes of 1988, require that manufactured housing must be permitted on permanent foundation systems on all single-family zoned lots, so long as the unit is no more than ten years old on the date of application, and meets federal and optional local standards specified in Government Code Section 65852.3.

A locality may exempt from this provision any place, building, structure, or other object listed on the National Register of Historic Places. Section 65852.3 specifies that local governments may impose architectural requirements on the manufactured home itself which are limited to roof overhang, roofing material, and siding material, so long as the requirements, or any other lot development standards imposed on the manufactured home installation, do not exceed those required for a conventional home on the same lot. Section 675852.4 has been added to the Government Code to specify that a locality may not subject an application to install a manufactured home on a foundation system on a single-family lot to any administrative permit, planning or development process, or requirement unless it is identical to those which would be imposed on a conventional home on the same lot. Clovis has amended its Municipal Code to permit such use and to be in compliance with Government Code.

7.4 Redevelopment Potential

The Clovis Community Development Agency established two redevelopment project areas in Clovis. Project Area 1 was adopted by the City Council in July of 1982. It consists of 1,180 acres and is generally bounded by Barstow Avenue, Sierra Avenue, Sunnyside Avenue, and Minnewawa Avenue. Project Area 1 contains a variety of residential, commercial, industrial/ manufacturing, open space, public and vacant parcels.

The general objectives of Project Area 1 include the improvement of the level of public services and facilities, improvement and expansion of the circulation system to provide adequate access to local areas and to assure adequate access to regional circulation

systems, to preserve the integrity and vitality of older commercial, residential and industrial areas, to improve the entry corridors to the downtown (Old Town area), and encourage community pride and awareness through the promotion of a turn-of-the-century theme in the area.

The General Plan designates portions of seven mixed-use areas within Project Area 1. Some of this land is currently vacant; much of it is currently developed and considered underutilized. These mixed-use areas provide an opportunity for the development of 30 acres of high density residential, for a potential of 515 dwelling units at the targeted average of 17.1 du/ac or 753 dwelling units at the maximum density. Application of density bonus provisions which may be implemented in any residential designation, will further increase the potential number of high-density development units within Redevelopment Area 1, which may serve to meet the needs of very low income households. The Mixed-Use Overlay Zone density potential of 43 dwelling units per acre for selected mixed-use areas yet to be determined further augments the potential for providing affordable housing. In addition, 2.7 acres of mixed-use medium high residential can be developed within Project Area 1. This contributes the potential for 28 dwelling units at the average density of 10.2 du/ac, or up to 41 units at maximum development potential of 15 du/ac. Again, application of density bonus provisions can provide additional opportunity for meeting low-income household needs.

Project Area 2 was adopted by the City Council in July 1991. It consists of 424 acres and is generally bounded by Fowler and Minnewawa Avenue on the east and west and runs along the north and south sides of Herndon Avenue. Future land uses within this redevelopment area are intended to conform to the General Plan. More specifically, development activities will be guided by the Herndon-Shepard, Clovis Corridor, East Sierra and Magill Heights Specific Plans, which lie within the redevelopment area. The General Plan has designated a large portion of this redevelopment area as mixed-use. This redevelopment Project Area is primarily oriented to commercial, office, and transit-oriented uses. Approximately 5.2 acres within this Project Area can accommodate mixed-use high residential uses, with potential for 89 dwelling units at the average density of 17.1 du/ac, or up to 130 dwelling units at the upper limits of the density range. Density bonus provisions and the Mixed-Use Overlay Zone density potential consistent with R-4 zoning provide additional potential for units for very low-income households. As this mixed-use area is adjacent to a Transit Center, this may provide an opportunity for an emergency shelter for the homeless.

The redevelopment plans set forth provisions related to low and moderate-income housing. These requirements address replacement housing, new and rehabilitated units in the project areas, and the tax increment set-aside fund. Redevelopment law requires that 20 percent of the tax increment revenue be used for increasing the supply of affordable housing; replacement of affordable units lost as a result of redevelopment activity; and a portion of all housing constructed in the redevelopment area be affordable to low and moderate income households. There are a number of acres of land in the City that are currently developed, but are considered underutilized, or best suited to another use, which the Land Use Plan has redesignated to another use. The areas listed in Table 4-26 offer residential redevelopment potential within the redevelopment project areas, in addition to

TABLE 4-26 REDEVELOPMENT AREA POTENTIAL	
Area	Acres
Magill Heights	18.60
Rialto Ranchos	31.50
Polson/Freeway	90.00
Clovis Avenue/Freeway/Railroad Triangle	46.77
TOTAL	186.87

the mixed-use residential potential, with the exception of the Clovis Avenue/Freeway/Old Town Trail Triangle area, which is encompassed by mixed-use Area 5.

7.5 Opportunities for Energy Conservation

There are many opportunities for conserving energy in new and existing homes. Construction of energy-efficient buildings does not lower the price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased. Similarly, retrofitting existing structures with energy-conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation which incorporates energy-conservation considerations.

Section 8.0 Housing Constraints

California Government Code Section 65583 states that the Housing Element shall include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584.

To accurately assess the housing environment in the City of Clovis, close consideration needs to be given to a series of constraints that impact the cost of housing. Key among these constraints are the housing market, infrastructure, environmental, and governmental factors.

8.1 Market Constraints

Although housing costs in the Fresno/Clovis Metropolitan Region are substantially below other metropolitan areas in California, the cost of renting or purchasing adequate housing in Clovis continues to be influenced by a number of market factors. Costs associated with labor, raw land, materials, and financing influence the availability of affordable housing.

8.1.1 Construction Costs

One of the largest costs associated with constructing a new living unit is the cost of building materials, comprising approximately 40 percent of the price of a home (survey of home builders, 2001). In addition to the cost of materials, other factors such as labor have an impact on overall construction costs. Construction costs in California have risen significantly over the past decade. Local developers estimate that construction costs in Clovis are approximately \$85 per square foot for an average 1,800 to 1,900 square foot home. These costs are generally comparable to surrounding communities.

The type of product largely determines the cost of construction. Clovis has an existing inventory of tract homes constructed between 1970 and 1985 that generally reflect a lower degree of amenities. Therefore, even though a reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety and adequate performance) may result in lower sales prices, this tactic may not result in a significant price reduction in the new home market. Tract homes built between 1986 and 1992 comprise over 25 percent of the overall housing stock in the City.

Residential developments in Clovis of the 70s and 80s have reflected a tendency toward tract and planned development. Subsequently, the price structure of single-family homes has benefited from the economies of scale of tract development. The use of pre-fabricated or factory built residential units to lower housing costs by reducing labor costs has not been effective in Clovis due to the already lower cost of non-union labor in the Central Valley. The construction cost of housing is not considered a constraint to affordable housing in the Clovis area.

8.1.2 Labor Costs

Labor is a significant expense in the construction of a house. Local labor costs for an average single-family unit are approximately 25 percent of the cost of building the structure (survey of home builders, 2001). Labor costs in the Bay area and Southern California generally average \$28.00 per hour for a non-union Carpenter/Journeyman, while the same trade in Clovis costs \$16.32 per hour (United Brotherhood of Carpenters and Joiners of America Local 701, 2002). Labor costs have steadily increased in the past years. However, non-union construction labor has assisted in holding down the cost of single-family homes in Clovis. Labor cost is not a constraint to the construction of affordable housing.

8.1.3 Land Costs

Land costs include the costs of raw land, site improvements, and all costs associated with obtaining government approvals. The supply of undeveloped land has not been a constraining factor. The General Plan designates 7,996 acres for very low, low and Medium Density single family residential uses within the entire Project Area. The Plan designates 787 acres for multiple family uses and higher density/small lot single family attached and detached residential uses within the Project Area. Approximately 290 acres are reserved for Medium High and High Density Residential uses within the Mixed-Use designations.

According to interviews with realtors and developers, undeveloped residential land in Clovis is presently averaging between \$50,000 to \$80,000 per acre, depending on the location, the terms associated with the purchase, annexation status, density, and proximity to major infrastructure for the provision of City services. While it appears that increasing density would lower the cost of land per units, the free market system tends to compensate for the additional potential value of multiple units and associated factors such as availability of infrastructure, proximity to transportation routes and services, etc., thereby causing the price of land designated for higher density uses to be higher than lower density land. The higher price of land for increased density uses is a constraint to affordable housing when considered as an independent factor. However, the use of density bonus or construction at the upper end of the permitted density range compensates, in part, for the increased land costs. On the other hand, large-scale developers buying large tracts of land may experience an economy of scale benefit in the cost of land.

The average prices can vary, depending on the term associated with the purchase, and annexation status. As land costs in Clovis are generally comparable to adjacent areas, and are lower than in other areas throughout California, land costs are not considered a constraint to market rate development. Land costs will strongly influence the production of housing affordable to low and very low-income households, however, unless augmented by additional incentives and/or funding resources.

Following traditional responses of supply and demand, a sufficient inventory of developable properties has been found to reduce the inflation of market prices for land. The City of Clovis has responded to the need to create more developable land by several actions. It advocated strongly in its 1993 General Plan update for a sphere of influence sufficient to provide housing for the 20-year update planning horizon. The sphere of influence

approved by LAFCO in 2000 resulted in the initiation of the Southeast Urban Center Specific Plan. This approximately 3,200-acre project area is projected to house a population of at least 25,000 persons, in housing types ranging from high density mixed residential-commercial development to traditional medium-density residential products.

The availability of developable land in the Clovis SOI, and the ability to adjust the city's urban boundaries on a more or less decennial basis through the General Plan update process is a key factor in maintaining a sufficient inventory of land for growth. This is not expected to change during the reporting period for the Housing Element update.

8.1.4 Financing

Interest rates have one of the greatest impacts on the ability to purchase a home. Interest rates, however, are determined by national policies and economic conditions and, as such, local government has little impact on these rates. When interest rates are 12 percent and below, the majority of the housing demand is focused on single-family homes. When interest rates exceed 12 percent for any length of time, the housing construction market shifts over to the construction of multiple family rental housing. Variable interest rate mortgages on affordable homes may increase to the point of interest rates exceeding the cost of living adjustments, which is a constraint on the affordability.

Lending rates for developers are generally 1 to 1.5 percentage points higher than the prime interest rate, and have hovered around seven percent throughout 2001. The availability of financing for developers may pose a constraint on development outside of the City's control.

In 2001, mortgage interest rates for new home purchases ranged from six to eight percent for a fixed rate 30-year loan. Lower initial rates are available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARMs), and Buy-Down Mortgages. First time homebuyers are the group impacted the most by financing requirements.

Typically, conventional home loans will require 5 to 20 percent of the sale price as a down payment. The average new home cost in Clovis is \$221,900. The average asking price for a resale home is \$136,000. Table 4-27 shows the impact of different mortgage interest rates on monthly housing costs based on the average housing cost for new and resale units. Interest rates at the present time are not a constraint to housing. At current rates, they may be considered supportive for moderate-income households, who may not be able to qualify at higher rates. For example, a moderate income household at the upper end of the range could afford to purchase an average priced resale home with 10 percent down at 8 percent interest, with monthly payments below 30 percent of their income. This same home with all the same conditions at 10 percent interest would result in monthly payments exceeding 30 percent of the household income. Interest rates are primarily a function of nationwide, and more often worldwide, economic conditions and national policies.

8.1.5 Profit, Marketing, and Overhead

Because the development of residential units is a business, developers are expected to seek the greatest return for their investment. As with most businesses, a constraining factor in the area of profitability continues to be the market place where developers sell

their products. To a great extent, the market place sets the upper end of the profit margin with overhead costs for construction constituting the lower parameter of profit.

TABLE 4-27
MONTHLY MORTGAGE PAYMENTS AT VARYING INTEREST RATES

	7%	7%	8%	8%	7%	8%
Purchase Price	221,900	221,900	221,900	221,900	136,000	136,000
Down Payment	5%	10%	5%	10%	5%	5%
Loan Amount	210,805	199,710	210,805	199,710	129,200	129,200
Monthly Principal and Interest	1,402.49	1,328.68	1,546.81	1,465.40	859.57	948.13
Est. Property Taxes, Insurance	431.18	380.79	431.19	380.76	264.24	264.24
Total Housing Expense	1,833.67	1,709.74	1,978.00	1,846.19	1,123.81	1,212.26
Required Monthly Income	6,112	5,699	6,593	6,153	3,743	4,040
Required Yearly Income	73,346	68,389	79,120	73,840	44,920	48,480

Running out of land to develop is not a pressing problem facing developers in Clovis. This is due in part to the availability of urban services and the lack of stringent growth controls. Lack of available land in other portions of the state has drastically impacted both profit and overhead. Typically, one of the best profit approaches in home construction where land is limited has been the reduction in the size of lots, and a variety of configurations in the setback requirements for the units, such as wide and shallow, zipper lots, and zero lot line development.

These approaches are applicable for the profitable development of higher density single-family detached units and may be considered for the land designated by the Land Use Plan as Medium-High Density, as well as multiple family residential development in the High Density designation and within proposed Mixed-Use areas.

8.2 Other Non-City Constraints

Housing costs have been influenced by the overall availability of land in the Fresno/Clovis Metropolitan Area and the positive impacts the Clovis Unified School District has traditionally had on the housing market area. Much of the land surrounding the incorporated Fresno/Clovis Metropolitan Area requires annexation in order to be developed; any interruption in this process has the tendency to shift development toward areas that have the potential to be annexed. The annexation and development of land is often contingent on sewer and water capacity, the availability of public services, and other infrastructure.

While the Fresno/Clovis Metropolitan Area has several school districts, local developers and realtors have reported a preference toward the Clovis Unified School District among individuals considering housing in the northeast portion of the Metropolitan Area. A survey of local realtors determined that the sale of homes in the Fresno/Clovis Metropolitan Area with identical size and amenities would result in an approximately 10 percent price differential in favor of the home located in the Clovis Unified School District (CUSD). The

boundaries of the CUSD encompass most areas within the Clovis sphere of influence, with the exception of a small portion in the southwest and the southeast corners of the SOI, which fall within the Fresno Unified School District and Sanger Unified School District, respectively.

8.3 Governmental Constraints

The provision of affordable housing has been almost exclusively a function of the private sector. With the creation of the Clovis Community Development Agency (CCDA), the City has become more active in the area of affordable housing. Actions by the City with an impact on the affordability of homes take place in two broad areas. First, the City has traditionally exercised authority in the area of land use controls, site improvement requirement, building codes, fees and other regulatory programs. Secondly, by acting through the CCDA, the City has the ability to use funds set-aside to expand and improve the supply of low and moderate-income housing.

Governmental constraints include policies, development regulations and standards, requirements or other actions imposed by the various levels of government on development. Although Federal and State agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document. The following factors constrain the maintenance, improvement and/or development of housing in Clovis: land use controls, building codes, processing procedures, and development fees. This latter category includes non-city governmental fees assessed by the Fresno Metropolitan Flood Control District and the Fresno Irrigation District.

A constraint that is out of the control of the City was created when the Legislature and Governor enacted Senate Bill 975. Senate Bill 975 expands the definition of a public work so that nearly all affordable housing projects are required to pay prevailing wages if there is a public subsidy. Affordable housing projects are typically not feasible without some type of public subsidy. The public subsidy may include fee waiver, assistance with off-site improvements, or a loan with favorable terms. Requiring a project to pay prevailing wages increases the labor cost on the project by 20-30 percent depending on the trades involved. Senate Bill 975 is especially onerous for small cities in the San Joaquin Valley because wage rates and cost of living is less than in other parts of the State making prevailing wages proportionally higher. Additionally, small cities and redevelopment agencies have small budgets and requiring prevailing wages will result in projects not being done for lack of funding. This constraint may be mitigated if the Legislature and the Governor pass a bill to exempt affordable housing projects from the requirements of SB 975. The impact of this constraint could also be lessened if the State Department of Industrial Relations made prevailing wage determinations specific to the Central Valley. Wage determinations specific to the Central Valley would better reflect the wages of this area as opposed to those of the Bay Area.

8.3.1 Land Use Controls

Every City must have a General Plan that establishes policy guidelines for all development within the City and its sphere of influence. The General Plan is the foundation of all land

use controls in a jurisdiction. The Land Use Element identifies the location, distribution and density of land uses in the City. In implementing the General Plan, the City of Clovis utilizes a number of planning tools including the Specific Plan, Zoning Regulations, and Subdivision Ordinance. Zoning, which must be consistent with the General Plan, establishes more specific development standards, allowable uses, and limitations.

8.3.2 Land Use Designations

The Land Use Element of the General Plan establishes the maximum amount of housing per acre that can be developed. This is the "density" of a permitted development. General Plan densities are expressed as dwelling units per acre, rather than by square footage of lots.

**TABLE 4-28
RESIDENTIAL LAND USE CATEGORIES**

Designation	Average Density	Density Range	Purpose
Rural	1 DU/2 AC	0.5 DU/AC	Rural lifestyle and small-scale agricultural operation.
Very Low	2.0 DU/AC	.6 - 2.0 DU/AC	Large lot single family within an identifiable residential neighborhood.
Low	2.7 DU/AC	2.1 - 4.0 DU/AC	Conventional single family detached residential.
Medium	4.1 DU/AC	4.1 - 7.0 DU/AC	Detached and attached single-family homes, patio and zero lot line homes.
Medium High	10.2 DU/AC	7.1 - 15.0 DU/AC	Moderately dense single family detached on small lots, duplex and townhouses.
High	17.1 DU/AC	15.1 - 25.0 DU/AC	Multiple family apartments and condominiums.
Mixed-Use Residential	17.1 DU/AC	15.1 - 25.0 DU/AC ¹	Multiple family apartments and condominiums, duplex and townhomes in conjunction with commercial, office or business park uses.

1. Typical density range for Mixed Use residential is 15.1 to 25.0 du/ac. The Mixed Use Overlay Zone includes density standards permitting development at densities up to 43 du/ac under R-4 zoning for selected Mixed Use areas adjacent to transit centers and within Mixed Use area 27. These locations and acreages have not yet been determined.

The Land Use Element sets forth six residential land use designations: Rural, very low, low, Medium, Medium High, and High Density residential, as well as Mixed-Use, which allows for residential development as a primary or secondary use on a proportion of the total acreage, at Medium High and High Density residential ranges. The average densities used to calculate housing at buildout, and density ranges according to each of these designations are shown in Table 4-28.

Density is a critical factor in the development of affordable housing. Higher density improves housing affordability because it lowers the per unit land cost (although the land cost per acre may be higher than for lower density uses) and facilitates more efficient construction. More intense residential development can be achieved in Clovis through a number of mechanisms, including clustering of residential development, density bonuses and zero lot line/small lot development. The Development Code update, currently in

progress, is intended to provide additional flexibility in site planning to promote more intense development where appropriate.

Clustering of housing can produce higher densities on a portion of land, while retaining the overall density assignment of the entire property. This method is effective when portions of property not used for residential development can be developed with compatible uses, such as parks, schools, public facilities. In the case of mixed-use, residential uses may be clustered with office, commercial, retail, hotel, business park or public facilities for higher density uses in proximity to employment and transit opportunities.

A density floor is another tool to promote maximum use of residential land. The density floor would establish a minimum density requirement within a given residential land use designation.

The availability of developable acreage in upper density ranges allows for development of certain types of housing. For example, stacked flat apartments which often house low income households typically require densities above 15 units per acre, depending on land costs, to be developed economically. The Medium High, High, and Mixed-Use land use designations provide for such development and are not considered to be a constraint to the provision of very low and low-income housing.

The City of Clovis has a substantial amount of land available for a range of housing types. Consideration needs to be given to other forms of residential development, including various types of small lot single family subdivision; mobile home parks that allow owner-occupied spaces; senior citizen multiple-family housing developments offering various degrees of care and assistance; mixed-use residential, office and commercial developments; and planned unit developments market to older couples or individuals without children.¹

In addition to new growth, the City of Clovis has facilitated the maintenance and improvement of its existing housing stock. While new affordable units can be provided through a variety of strategies, the best source of affordable housing is found in the older neighborhoods in central Clovis. Housing in older Clovis constitutes a very important and on-going housing resource that does not need to be subdivided by government and that necessitates a smaller amount of subsidy. Therefore, these neighborhoods are more cost efficient for low and moderate-income housing.

It is important for the City to address the residential units in areas either zoned or designated for land use other than residential. While some of these homes are non-conforming and therefore could be subject to amortization provisions in the Clovis Municipal Code, others are within the boundaries of the CCDA Project Area(s), while still others are in areas designated for Mixed-Use. If the residential use is located in an area

¹ Government Code section 65008 and the recent Gibson v. County of Riverside case limit the city's land use and zoning powers to designate property for senior housing. Exceptions to the prohibition are permitted under certain state and federal programs which are specifically designed and operated to assist elderly persons, or housing that meets the standards for senior housing as specified in the California Unruh Civil Rights Act.

that has been designated by the General Plan as Mixed Use, the zoning for the area can be overlaid by a Mixed-Use Overlay Zone upon completion of the Development Code update. If the particular Mixed-Use area designates a proportion of acreage where residential uses are permitted, then these uses may not actually be considered non-conforming.

Under the Municipal Code the City gradually eliminate uses that were legal when established but now do not conform to the zoning ordinance (so-called "nonconforming" uses). The conversion of the non-conforming residences to commercial or industrial uses is left to the discretion of the landowner. This situation places the City in a position to lose valuable, primarily rental, residential resources that are affordable to very low and low-income households, and is considered a constraint to the preservation of affordable housing resources.

In response to state-mandated requirements and local needs, the City of Clovis has previously adopted ordinances allowing for the development of a second (accessory) unit in single family areas, utilizing mobile homes in single family districts, and the construction of duplexes in selected portions of Old Town Clovis. While the intent of these amendments to land use controls has been to provide affordable housing, the ordinances do not specifically regulate or address the issue of qualifications for affordability, nor the continuation of affordable housing once created as such. The monitoring of affordability resulting from such ordinance provisions must be programmed into the City's administrative functions.

A potential land use issue influencing the supply of affordable housing is the conversion of apartment projects into owner-occupied units. In 1985 the City of Clovis approved a condominium conversion ordinance, which was at the time consistent with the provisions of State law. Since that time, the City has not received an application for a residential conversion. Condominiums have not been a popular form of housing for this community. This is due to several reasons. The supply of available residential land will likely need to be exhausted before condominium conversion becomes economically feasible, and this is not expected in the reporting period for the Housing Element update. In addition, given the product choices available to consumers in the Fresno-Clovis Metropolitan Area, converted apartments are not a popular housing product. Thus, given the local housing market, condominium conversion is not considered a constraint to the supply of affordable housing.

8.3.3 Municipal Code

The Clovis Municipal Code contains 10 residential classifications that are based on lot size rather than density-based designations. The Residential Zone portions of the Municipal Code influence housing affordability in several ways. The Municipal Code regulates such features as building height and density, lot area, setbacks, and open space requirements per zoning district. Development standards for the ten residential zoning classifications are provided in Table 4-29.

The creation of a Mixed-Use Overlay Zone or similar mechanism in the Municipal Code to support the General Plan Mixed-Use land designation will establish performance standards that will require satisfaction as a condition of approval for development. These standards will reflect a focus on unique and creative development that promotes integration of retail, office, commercial, service and residential uses. Diversity of housing, including housing

affordable to very low, low and moderate-income groups is one factor to be incorporated into the performance standards. Densities of up to 43 du/ac will be permitted within designated Mixed-Use areas adjacent to transit centers. The Mixed-Use Overlay Zone will provide flexibility in height and density standards, as well as setbacks and parking requirements to achieve the affordable housing objective. Zoning regulations that are too rigid and do not allow sufficient land use flexibility could increase the costs of development and inhibit development interest. The proposed Mixed-Use Overlay Zone will provide this flexibility.

The City of Clovis' residential zoning regulations vary, depending on the different zones as defined in the Municipal Code. However, minimum standards can be described in this document. The minimum building setback required is the same for both multiple and single-family residential zoning, namely five feet on either side and 20 feet in the front and in the back of the building. Single and multiple family residences cannot exceed the height of two stories or 35 feet, with the exception of multiple family dwelling units in High Density Multiple Family zoning (R-4) where they can be up to four stories or a maximum of 50 feet tall. Heights above four stories are permitted subject to a CUP. During the Development Code update, the R-4 zoning standards will be incorporated into the regulations and conditions of the Mixed-Use Overlay Zone for areas with High Density residential potential.

Beyond local requirements, State law allows for a developer to increase the density of a residential development by at least 25 percent if provisions are made for low-income housing. The City may use of the density bonus provisions for all residential development areas, with special emphasis in the High and Medium High Density Residential areas, and mixed use areas, to promote the development of housing and densities appropriate to meet very low and low income housing needs.

Development standards, such as the Uniform Building Code, the Clovis Municipal Code, or the Multiple Family Design Guidelines, are enacted for the protection of the community's health, safety and welfare. When compared to construction in the absence of comprehensive construction requirements, development standards result in additional construction and building materials and add to the cost of housing. A variance from development standards may reduce the cost of housing construction. In a competitive housing market, the developer may choose to pass savings to the customer, which may result in lower housing prices.

Residential development in Clovis typically requires approval of site development plans. Projects which are Planned Unit Developments (PUD) are listed as conditional uses in the designated residence zones. PUDs may include zero lot line, cluster, attached and similar non-typical residential designs which may entail modification of lot area and width, yard, height, lot coverage or open space requirements, and may require discretionary approval of the City Council. Discretionary approval for such projects adds additional time to the construction of housing. This time factor can result in higher loan carrying costs, which adds to the price of housing.

Residential development in the R-3, R-3A, and Mixed-Use Overlay Zones that include R-4 zoning, can take advantage of greater flexibility in development standards for these areas. Refer to Table 2-2 in the General Plan Land Use Element for zoning/general plan correlation. It is expected that development in these areas will promote a wider range of

housing opportunities in comparison to the traditional zoning districts. The identification of affordable housing as a factor in the performance standards for the proposed Mixed-Use Overlay Zone and within proposed Specific Plan or PUD development, as well as the R-2, R-3 and R-3A zones will provide a mechanism for the realization of this objective. Design standards such as roofing materials, architectural enhancements, and landscaping also increase the costs of housing. The City's outlook is that affordable housing projects should meet the same fundamental design standards as other residential developments. As a result, additional subsidy may be required.

Parking requirements in the City of Clovis are normal for a city of its size: two spaces per unit for single-family residential; and one and one-half to two spaces for multi-family dwelling depending on unit types and other project characteristics. These characteristics do not constrain the development of housing directly.

However, the requirement for 1-1/2 parking spaces for studio and one bedroom multiple family units may be in excess of need, particularly in projects catering to seniors or lower income households which may be more transit dependent than other income groups. It has been documented (The Case for Multifamily Housing, Urban Land Institute, 1991), that "residents of multifamily housing tend to own fewer cars and to use them less often". Amendment of the Municipal Code to permit a lower parking standard is being considered in the Development Code update for assisted housing devoted to low and very low income persons, and/or seniors in the R-3, R-3-A and Mixed-Use Overlay Zones. At a lesser standard unit, it would lower the cost of development by reducing the acreage required for parking.

In addition, for residential developments located within the proposed Mixed-Use Overlay Zone, the City will allow shared parking in commercial and residential mixed-use projects, where it can be demonstrated that the uses do not have conflicting peak parking demands.

In summary, existing and proposed land use controls and codes do not constitute a significant constraint to the development or the maintenance of affordable housing. Land use controls, like zoning in general are largely based on the protection of health and welfare. Through the Development Code update, the City will amend the Municipal Code to create a Mixed-Use Overlay Zone to permit Mixed-Use developments with residential components in a range of densities and housing types, facilitate higher densities for very low and low income housing through density bonus provisions, permit shared parking, and review reduced parking requirements in conjunction with development of housing to meet low-income housing needs.

**TABLE 4-29
RESIDENTIAL DEVELOPMENT STANDARDS**

District	District Name	Density Units Per Acre	Uses Permitted	DUs Per Lot	Lot Coverage	Height	Minimum Lot Area	Minimum Lot Dimensions		Minimum Setback			Parking Required
								Width	Depth	Front	Side	Rear	
R-A	Single Family Residential	1.82	Homes, Horses, Poultry, Rabbits, Agricultural Uses	One	30%	35 Ft.	24,000 Sq. Ft.	110	130	35	10	20	2 Spaces
R-1-A R-1-AH	Single Family Residential	2.42	Homes, Horses (R1-AH) Agricultural, Poultry, Rabbits	One	30%	35 Ft.	18,000 Sq. Ft.	110	130	35	10	20	2 Spaces
R-1-B	Single Family Residential	3.63	Homes, Flowers, Vegetable Gardens	One	35%	35 Ft.	12,000 Sq. Ft.	80	110	35	10	20	2 Spaces
R-1-C	Single Family Residential	4.84	Homes, Flower and Vegetable Gardens	One	40%	35 Ft.	9,000 Sq. Ft.	70	110	25	7	20	2 Spaces
R-1 (7,500) (8,500) (9,500) (18,000) (24,000)	Single Family Residential Min. lot size 6,000 SF	7.26 5.80 5.12 4.59 2.42 1.82	Homes, Flower and Vegetable Gardens	One	40%	35 Ft. (25 Ft. in R-1)	Designated by Zone Classification	60	100	20	5	20	2 Spaces
R-2 R-2-A	Low Density Multiple Family Residential	14.52	Homes, Multifamily Units Single Story and Uses permitted in R-3	One for each 3,000 Sq. Ft.	45%	35 Ft. (20 Ft. in R-2-A)	7,200 Sq. Ft.	60	120	20	5	20	1-1/2 to 2 Spaces ¹
R-3 R-3-A	Medium Density Multiple Family Residential	21.78	Homes, Multifamily Units, Libraries, Fraternity and Sorority Houses, Parks, Churches, Schools, Single Story Units	One for Each 2,000 Sq. Ft.	45%	35 Ft. (20 Ft. in R-3-A)	8,500 Sq. Ft.	60	120	15	5	15	1-1/2 to 2 Spaces ¹
R-4	High Density Multiple Family Residential	43.00	Homes, Churches, Day Nurseries, Rest Homes, Any Use permitted in R-3	One for Each 1,000 Sq. Ft.	60%	50 Ft. or 4 stories ²	10,000 Sq. Ft.	65	110	15	5	15	1-1/2 to 2 Spaces ¹
MHP	Trailer Park	18.15	Trailer Parks	2,400 Sq. Ft.	45%	35 Ft.	3 Acres	110	130	15	5	10	1 space plus 1/10

¹ 1-1/2 spaces required for studio or one-bedroom units, 2 spaces required for 2 bedrooms and above.

² Heights over 4 stories are permitted subject to a conditional use permit.

8.3.4 Building Codes and Enforcement

The City of Clovis has adopted the Uniform Building Code (1997) and the California Model Building Codes which include the California Building Code (1998), Plumbing (1997), and Mechanical (1997), and Electrical (1996) Codes. While all new construction must be in strict compliance with the codes, the City of Clovis has many older homes, many of which are located in and around the Old Town Clovis area, that were constructed prior to the establishment of building codes in the early 1940s. Code enforcement with respect to older homes is handled on a complaint basis. Should the City of Clovis elect to establish a mandatory code enforcement program for older homes, it is anticipated that some of them would be improved, and other homes would be demolished and lost from the housing stock. Also, the Municipal Code limits the type of construction work that can take place on older homes located in other than residential zoned areas. The City has not made substantive amendments to the code that would adversely affect standard types of housing. Relaxation of the standards is not considered in the interest of the public health and safety. However, some codes may be biased against certain alternative housing types such as Single Residential Occupancy (SRO). Certain types of alternative housing structures, that do not fit defined residential categories, may be given flexibility if they serve low-income households. Overall, the Building Codes adopted by the City of Clovis do not pose any special constraints on the production or cost of housing.

8.3.5 Local Processing and Permit Procedures

The cost of holding land by a developer during the evaluation and review process is frequently cited by builders as a contributing factor to the cost of housing. The California Government Code establishes permitted time periods for local agencies to review and act upon private development proposals. These time restrictions are identified in Table 4-30.

TABLE 4-30 STATE DEVELOPMENT PROCESSING TIME LIMITS	
Item	State Maximum
General Plan Amendment	None
Zone Change	None
Subdivision Action on Tentative Map	50 Days
Environmental Documentation/CEQA	
Review of Application for Completeness	30 Days
Determination of NEG DEC or EIR Requirement	30 Days
Completion of NEG DEC Requirement	180 Days
Certification of Final EIR	1 Year

Discretionary projects are reviewed by both the Planning Commission and the City Council. The City does not have special design or environmental review procedures. However, in response to the need for quality information before a project starts, Clovis instituted the Development Review Committee process (DRC) in 1977. This process allows, but does not require, a developer to submit a preliminary plan for review by City staff and receive verbal and written comments within a one-week time frame. While staff comments are not binding and do not constitute approval or disapproval of a project, the comments are valuable in terms of providing an early exchange of information. The availability of good

preliminary information allows a developer to consider a project before committing and can save the developer time and money, making the proposed development more cost effective and competitive in the market place. The City of Clovis typically assists 60 residential developers per year and provides this service without costs to the developer.

The City's local processing times are further defined in Table 4-31.

TABLE 4 –31 LOCAL DEVELOPMENT PROCESSING TIME LIMITS	
Item	Approximate Length of Time to Public Hearing
Conditional Use Permit	4 to 6 Weeks to Commission 8 to 10 Weeks to Council
Site Plan Review	4 Weeks
Tentative Parcel Map	6 Weeks
Tentative Tract Map	4 to 6 Weeks
Variance	4 to 6 Weeks
Zoning Amendments or Zone Change	8 to 10 Weeks
Environmental Documentation	4 to 10 Weeks (Average 8 Weeks)
General Plan Amendment	8 Weeks

In addition to the DRC, the time and funds expended by the City of Clovis in regards to specific plans also helps reduce the developer's costs associated with the review and evaluation process. Clovis currently implements nine specific plans that provide for residential development. Cost reductions associated with the development of land in a specific plan are substantial, much of the preliminary work such as obtaining a general plan designation and negotiating with the City regarding street and other off-site improvements have been pre-determined in the specific plans. Also, when a developer proposes a residential project within five years of the adoption of the specific plan, the developer is excused from the preparation of an Environmental Impact Report (EIR). Typically, a developer can anticipate saving between \$50,000 and \$90,000 if an EIR is not required because the project is in a specific plan area and is covered under an existing EIR for that plan area.

The City of Clovis also maintains accountability goals for the processing of applications related to residential development. These regulate the time it takes to process applications. The processing time periods for the City of Clovis are substantially faster than the processing time typical in many other cities similar to Clovis in size, and approach what many jurisdictions consider "fast tracking." Overall time frame for processing applications before the Planning Commission and City Council is controlled to a large degree by the legal requirements for the noticing of public hearings. Under state law, public hearings must be noticed in a paper of general circulation 10 days prior to the date of the Planning Commission or City Council meeting. Because the local newspaper publishes only once per week with an advertising submission cutoff approximately five calendar days prior to the date of publication, it takes a minimum of three and a half weeks to fulfill this legal requirement.

The City of Clovis has taken action to speed up the processing of Tentative Tract maps for residential subdivisions by eliminating City Council review of Tentative Tract Maps in cases where the Planning Commission approves the map and there are no appeals to the City of Clovis of the Commission's decision. This step reduces processing time by approximately four weeks and saves the residential developers a corresponding amount of costs associated with holding property while additional discretionary actions take place. The City also allows the concurrent processing of applications which speeds up the process.

The City of Clovis Engineering Department is required to process a first submittal proposal for a subdivision within four weeks and each following submittal within two weeks. At present, the Engineering Department is meeting this requirement. Past experiences demonstrate that a developer and his engineer have to submit a minimum of three proposals after the first submittal before all conditions are met and all requested changes have been made. Submittals for new subdivisions can be processed within a minimum of three months. However, depending upon cooperation from the submitting engineer, it can take up to three years, the maximum time allowed, before a new tract map has to be submitted. This situation imposes additional costs to the developers, which is beyond the control of the City.

It takes an average of two weeks before the plan for a residence can be approved by the City of Clovis Building Division. This average takes into consideration standard plans that have been submitted previously as well as new plans that may require changes. Usually, a new plan has to be submitted three times before it meets all building department requirements. Processing periods are not considered a constraint to the production of housing. The City processes residential projects within statutory time frames. The processing period is actually expedited for projects within Specific Plan areas as environmental review has been conducted and standards have been imposed, e.g. exactions and payment schedules, design, etc, for the entire area.

Costs associated with the permit process may act as a constraint to the development of low- income housing. The City currently does not waive fees for low-income housing. The City may consider consolidation of permit processing where some fees are waived for low-income housing applications.

The City charges fees and assessments that correspond and pay for the cost of processing various types of applications. In addition to City fees and assessments, developers of new dwelling areas are obligated to pay school fees at a rate of \$2.26 per square foot for single family dwellings and apartment units, along with flood control fees and other special district assessments that will impact the residential projects. Generally, City fees are either associated with the processing of an application or the funding of a proportional share of major facility fees associated with delivery of essential City services such as sewer, water, fire protection, storm water drainage, and parks.

**TABLE 4-32
FEE SCHEDULE COMPARISON**

Action	Clovis	Fresno	County
Major Lot Line Adjustment	\$525	\$1,850 + \$120 for each lot over 4	\$820
Tentative Parcel Map	\$750	\$2,100	\$780 + \$16.50 /lot
Tentative Maps Requiring Planning Commission Action	\$2,000 + \$25/lot	--	--
Final Tract Map	\$1,000 + \$20/lot	\$6,650 + \$44/lot	--
Minor Amendments to T.T. Maps	\$775	\$210	--
Re-Filing of Expired Tract Map	\$1,000 + \$10/lot	\$11,720	--
Single Family Rezone Less than 2 acres More than 2 acres	\$1,250 \$1,250	\$5,490 \$7,460	\$3,055
Rezones Other than SFR and P-C-C	\$1,750 + \$25/acre	\$5,990 to \$10,510	\$3,055
Minor Amendments	\$2,500 / \$1,000	\$2,520	\$3,055 / 25% of rezone fee
Conditional Use Permit	\$2,050	\$4,190 to \$15,760	\$2,246 to \$4,486
Extension/Amendment	\$1,000	\$2,840	25% of CUP fee
Director Review and Approval	\$350	\$790	\$772 Residential \$1,308 Other
SFR Variance All Other Variances	\$600 \$1,500	\$4,200	\$1,576 Class I \$2,975 Class II
General Plan Amendment	Actual Cost (Minimum \$1,800)	\$5,000 to \$12,500	\$500 + cost
Ordinance Amendment	\$1,000	\$2,550	\$3,602
Site Plan Review 1-4 Units	\$750 + \$10/unit	\$3,360 (1 acre)	\$1,820 - \$7,290
Site Plan Review MFR/PUD	\$1,500 + \$25/unit	\$4,940 (1 - 5 acres)	
Non-Residential	\$1,500 + \$100/acre	\$4,940 + \$52/acre (more than 5 acres)	\$1,005 - \$2,030
Second Unit	\$500	--	\$772 - \$1,308
Environmental Assessment (not part of any other application)	\$750	\$1,210 (0-5 acres) \$2,050 (more than 5 acres)	\$600 - 2,500
EIR or EA by Consultant	Cost plus 15%	--	Cost plus

Table 4-33 presents an overview of City fees for an average 1,914 square foot tract home in a medium density subdivision and an average 950 square foot multi-family home. Medium density designation yields four dwelling units per acre with 25 percent of the buildable land set aside for streets, sidewalks, and landscaping. The table can only reflect a fee estimate, since it is not feasible to take all possibilities into consideration. Fees can vary considerably, dependent upon whether or not improvements such as water and sewer lines, streets, curbs, or gutters exist.

Street front footage for sewer and water, if already existing, cost the applicant \$10.30/foot and \$11.60/foot, respectively; if not existing, they will have to be installed by the developer.

If the developer installs off-site improvements, the cost of these are usually added to the cost of the dwelling and passed on to the buyer.

While the fees charged by the City add to the cost of housing and therefore are a constraint to the provision of affordable housing, the necessary improvements must be paid for. If fees are not paid, then either these improvements cannot be constructed or their cost must come from other services or increased taxes. The policies of the state in mandating local requirements have specified fees as the method of financing. If a developer installs public improvements these are credited against their fees, reducing fee burden.

8.3.6 Environmental and Infrastructure Constraints

Development of new housing in Clovis will primarily take place in the eastern and northern portions of the City and surrounding Project Area. Generally, these areas currently contain large lot rural residential areas. Development of the three Urban Center Specific Plan Areas entails conversion of vacant and agricultural lands to urbanized uses. These uses will require adequate water, sewer and drainage infrastructure to support the development.

The Fowler Avenue Sewer Line adds 9.79 million gallons per day of capacity to the existing system. The City of Clovis presently depends totally on groundwater as the supply source for domestic water. Withdrawal of groundwater within the Clovis/Fresno Metropolitan Area exceeds the amount replenished to the groundwater by recharge. Generally, water production and quality tends to be optimum along the Dry Creek drainage while other portions of Clovis, and particularly the northeast area, are impacted by fairly shallow underground rock formations which limit water well production. Complete build-out of all the areas within the Clovis sphere of influence will require Clovis to supplement well water with treated surface water. Flood Plain maps prepared by Federal Emergency Management Assistance indicate that approximately 20 percent of Clovis is within the 100 year flood plain. The City of Clovis operates a storm water system that collects water and deposits it in ponding basins owned by the City or the Fresno Metropolitan Flood Control District. Other flooding problems associated with Pup Creek and Dry Creek Canal have been mitigated to a great extent by the expansion of a storm water retention basin at Bullard and Fowler Avenues and the completion of the Pup Creek retention basin.

Improvements related to environmental mitigation or urban services that are requirements of projects are also an additional cost and constraint.

TABLE 4-33
CITY OF CLOVIS 2002
DEVELOPMENT FEES FOR TYPICAL SINGLE-FAMILY AND MULTI-FAMILY HOMES

Type of Fee	Cost Per Unit	
	Multi-Family ¹	Single-Family
BUILDING FEES		
Building Permit	325.00	\$ 545.87
Plan Check (Standard Plan)	60.00	60.00
Plumbing	62.50	165.24
Electrical	43.50	101.89
Mechanical	43.50	72.42
Stron Motion Instrument Fund	6.35	14.51
Microfilm	3.00	3.00
IMS Fees	5.00	5.00
GP Fee	158.64	362.87
Construction Water Fee	33.25	33.25
Subtotal	740.74	\$1,364.05
SCHOOL FEE	(\$2.26 per sq. ft.)	\$4,325.64
ENGINEERING FEES		
Sewer Connection	\$ 80.00	\$ 80.00
Major Facilities – Sewer	4,107.00	4,107.00
Oversize Sewer	29.40	110.25
Major Facilities – Water	1,591.00	1,591.00
Oversize Water	35.60	133.50
Water Meter and/or Service	770.00	364.00
Outside Travel Lane	1,168.07	1,752.08
Center Travel Lane	318.80	478.17
Traffic Signal	149.07	223.58
Bridges	42.62	63.92
Underground Overhead Utilities	218.33	818.75
Underground Overhead Utilities Administration	6.55	24.56
Community Sanitation Fee	100.00	210.00
Street Fee Administration Charge	50.36	75.53
Parks and Recreation	668.00	668.00
Fire Department	265.00	265.00
Police Department	100.00	100.00
Subtotal	\$9,699.80	\$11,065.34
TOTAL	\$10,440.54 + School Fees	\$16,755.03

¹For multi-family project, water meter/service charge is divided by the number of units in project.

Source: Clovis Community Development Agency calculation based on:

- 50-lot single-family subdivision, medium density with 4 du/ac and multiple family triplex.
- home with 1,914 square feet living area, 440 square foot garage.
- Triplex with three 950 square foot units.
- \$107,166.61 building valuation.

The City of Clovis has one site designated by the State of California as a toxic site. This site is located in the Herndon-Shepherd Specific Plan, and the owner is required to provide for cleanup subject to the State of California regulations. The owners of residentially designated property near this site may experience complications in obtaining financing for construction loans and long term financing until the toxic issues are resolved.

Major infrastructure improvements including full width streets, water and sewer mains, storm water systems, and some parks are the responsibility of the developer to install with residential development. To facilitate a reasonable repayment system, the City is divided into three areas. When improvements are made that benefit other properties, the subdivider is reimbursed from the area fund when other properties in the area are developed.

8.3.7 Redevelopment

The Clovis Community Development Agency (CCDA) was formed in 1981 and Project Area 1 was designated in 1982 and Project Area 2 was adopted in 1992. Project Area 1 contains approximately 1,200 acres. The Old Town portion of Clovis is at its core. While this project area contains a good mix of land uses, it is made up mostly of older housing and has limited sites for the development of new single family and multiple family units. The second project area contains approximately 424 acres along Herndon Avenue. This project area contains land suitable for the development of new single-family homes and also contains older single-family units.

The CCDA is required by law to spend 20 percent of its tax increment on low and moderate-income housing programs. Due to the depressed nature of Project Area 1, it took several years to build up sufficient funds to undertake any housing programs. Starting in 1988, the CCDA began working to provide for owner occupied, single family homes for low and moderate-income families. In 1989, the CCDA initiated a program to assist senior citizens with the maintenance of their homes. Presently, the CCDA is working with the Fresno City College, Self Help Enterprises, and University HOPE to construct new, owner occupied, single-family homes. Health and Safety Code Section 3341.3 also requires that a portion of the non-assisted homes constructed in the project areas be available for low and moderate income housing under Redevelopment Law.

8.4 Monitoring

There are a number of state, federal, and local programs (CCDA) that allow for financial assistance, loan assistance, and/or density increases for a residential development if the developer offers a certain number of units available to low and moderate-income residents. The objective of the City of Clovis/CCDA is to make sure these subsidized units are available for the longest time possible, and that units constructed under these programs continue to serve the individuals and families they were intended to serve, in lieu of being occupied by owners or tenants who can afford market rate units, as well as enforcing Municipal Code mechanisms such as Second Units. CCDA has developed a monitoring function to annually check on the affordability of subsidized units.

Section 9.0 Goals and Policies

Goal 1: A diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Clovis.

Policy 1.1: Maintain a sufficient inventory of developable land at varying densities to accommodate the existing and projected needed housing supplies.

Policy 1.2: Support mixed-use projects that promote and enhance the adopted goals and policies of the Clovis General Plan.

Policy 1.3: Encourage and participate in efforts designed to achieve economies and efficiencies that will facilitate the production of quality, affordable housing.

Policy 1.4: Promote balanced, orderly growth to minimize unnecessary development costs adding to the cost of housing.

Policy 1.5: Encourage residential development that provides a range of housing types, cost, density, and occupancy status.

Actions:

A1.1 Pursue annexation of areas within the sphere of influence to provide necessary additional land to accommodate housing needs.

A1.2 Review and update the Clovis General Plan periodically to ensure that growth trends are addressed.

A1.3 Revise the City's zoning classifications to reflect the General Plan Land Use concept.

A1.4 Examine potential funding sources, such as Community Development Block Grants (CDBG), and redevelopment set-aside, for the purchase of land banking sites.

A1.5 Support the use of innovative building techniques and construction materials for residential development.

A1.6 Prioritize processing of low and moderate income and senior housing projects.

A1.7 Prepare a Mixed-Use Overlay Zone with development density standards which permit residential development up to 43 dwelling units per acre for selected mixed-use areas.

A1.8 Institute shared parking in mixed-use areas through the Mixed-Use Overlay Zone and reduced parking provisions for assisted housing devoted to low- and very-low income households, and/or seniors in the R-3 and R-3A zones.

Goal 2: Balance growth between housing production, employment, and provision of services.

Policy 2.1: Direct new housing development to viable communities where essential public facilities can be provided and employment opportunities, educational facilities, and commercial support are available.

Policy 2.2: Provide for adequate infrastructure and services to meet demands generated by residential development.

Policy 2.3: Encourage a diversity of housing types in mixed-use areas, village centers, and other areas in the City to support the Clovis community values.

Actions:

A2.1 Target opportunity areas based on existing infrastructure and services, employment opportunities and commercial developments, and direct residential development to these areas.

A2.2 Require that housing developments pay and/or provide for their share of infrastructure improvements.

A2.3 Require the preparation of a specific plan for the three urban centers that identify service and infrastructure limitations, and develop programs to remediate service and infrastructure limitations prior to approval.

A2.4: Evaluate the support of infill development by various means, including financial support when it can be demonstrated that entitlement processing, building permit fees, and/or development impact fees are not proportionate to the actual cost of these services.

Goal 3: Affordable housing for all economic segments of Clovis.

Policy 3.1: Promote a variety of housing opportunities that accommodate the needs of all income levels of the population, and provide opportunities to meet the City's fair share of low- and moderate-income housing.

Policy 3.2: Develop and implement regulatory actions that will advance the production of units affordable to low- and moderate-income households.

Policy 3.3: Support innovative public, private, and nonprofit efforts in the development of affordable housing, particularly for the special needs groups.

Policy 3.4: Pursue all available forms of private, local, state, and federal assistance to support development or purchase/rental of affordable housing.

Policy 3.5: Develop programs addressing the loss of assisted units because of conversion to market rate units or physical deterioration.

Actions:

- A3.1 Evaluate an inclusionary housing program that establishes affordable (for very low, low and moderate income) housing objectives for new residential development and provides incentives to the private housing industry in order to achieve these objectives.
- A3.4 Provide a mechanism for establishment of a nonprofit housing corporation to be administered by the Redevelopment Agency.
- A3.5 Promote research in the areas associated with independent funding for housing programs.
- A3.6 Support, and if appropriate, provide technical assistance to both public sector and private sector efforts in the development and financing of low- and moderate-income housing.
- A3.7 Continue cooperation with the Fresno County Housing Authority to provide Section 8 rental units or Section 8 assistance to eligible tenant households.

Goal 4: To maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.

Policy 4.1: Every five years monitor the quality of the housing stock to maintain an inventory of all substandard housing units.

Policy 4.2: Provide for removal of all unsafe and substandard dwellings that could not be economically repaired.

Policy 4.3: Encourage development of sound new housing on vacant land within existing neighborhoods that have the necessary service infrastructure.

Policy 4.4: Support and encourage all public and private efforts to rehabilitate and improve the existing stock, including use of federal, state, and local programs for this purpose.

Policy 4.5: Promote public awareness of the need for housing and neighborhood conservation.

Policy 4.6: Support actions that foster and maintain high levels of owner occupancy, particularly in those neighborhoods where housing quality is declining.

Policy 4.7: Promote development of public policies and regulations that provide incentives for proper maintenance of owner-occupied and rental housing.

Policy 4.8: Maintain essential public services and facilities in residential areas of low/moderate income housing units

Policy 4.9: Encourage available public and private housing rehabilitation assistance programs in neighborhoods where such action is needed to ensure preservation of the living environment.

Policy 4.10: Manage neighborhood environmental factors to focus on neighborhood preservation and stabilization.

Actions:

- A4.1 Maintain a code enforcement program to ensure building safety and integrity of residential neighborhoods.
- A4.2 Identify substandard housing units in the City and assist homeowners in applying for rehabilitation assistance.
- A4.3 Make available an inventory of all federal and state programs that can assist lower-income homeowners in rehabilitation efforts to properly maintain their units.
- A4.4 Continue implementation of the redevelopment programs in order to improve deteriorating residential neighborhoods in the redevelopment project areas.
- A4.5 Review residential development plan proposals to ensure that new construction is in accordance with design standards that will ensure the safety and integrity of each unit.
- A4.6 Seek to establish a Redevelopment Project Area in southwest Clovis.

Goal 5: Equal housing opportunity for all residents of Clovis.

Policy 5.1: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Policy 5.2: Assist in the provision of housing for residents with special needs.

Policy 5.3: Encourage housing design standards that promote the accessibility of housing for the elderly and disabled.

Policy 5.4: Support groups that address the housing needs of the homeless and other disadvantaged groups.

Actions:

- A5.1 Work with the Community Housing Leadership Board to develop housing outreach and educational programs informing Clovis residents of fair housing law.
- A5.2 Evaluate the feasibility of reducing development fees for projects that provide low income and senior citizen housing.

- A5.3 Revise existing Municipal Code ordinances as necessary during consistency with General Plan review to ensure that none discriminate against any residential development or emergency shelter because of source of income, race, sex, religion, national origin, marital status, or disability of its owners or intended occupants.
- A5.4 Provide referral services to community organizations and service providers that address special needs groups.
- A5.5 Allow transitional facilities in high-density residential portions of mixed-use areas and emergency shelters in commercial and industrial areas. Development of these facilities will be subject to discretionary approval.
- A5.6 Encourage owners of active agricultural land to provide temporary housing for migrant farmworkers.

Goal 6: To promote energy conservation activities in all neighborhoods.

Policy 6.1: Comply with all adopted federal and state actions to promote energy conservation.

Policy 6.2: Promote public awareness of the need for energy conservation.

Policy 6.3: Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.

Policy 6.4: Encourage maximum utilization of federal and state programs and programs and services from energy providers that assist homeowners in providing energy conservation measures.

Goal 7: Coordination among agencies that address housing issues.

Policy 7.1: Coordinate with governmental agencies responsible for the administration of state and federal housing programs.

Policy 7.2: Comply with all adopted federal and state actions that will create a positive, stable climate for housing production.

Policy 7.3: Pursue state and federal funding and assistance to fulfill Housing Element policies and projects.

Actions:

A7.1 Devote resources towards the maintenance of City staff on updating housing issues, legislative requirements and federal, state, and local housing assistance programs.

- A7.2 Monitor the introduction of state and federal housing programs and evaluate the potential usefulness of these programs to Clovis residents.
- A7.3 Coordinate planning and growth projections with Fresno County governmental agencies and the Fresno County Housing Authority.

Section 10.0 Housing Plan

The Housing Action Plan identifies specific actions that the City will take in implementing the goals and policies of this element. Pursuant to state Law, the Housing Action Plan for Clovis must be designed to accomplish the following:

- Provide adequate sites to achieve a variety and diversity of housing.
- Facilitate the development of affordable housing.
- Address, and if necessary, remove governmental constraints.
- Conserve and improve existing affordable housing stock.
- Promote equal housing opportunity.

The Housing Action Plan programs are organized according to the above issue areas. Included in each program is a description of its primary components and a planning period objective; more focused discussion is provided where the City of Clovis has experience with a particular program.

The planning period objective establishes a benchmark against which program implementation efforts for each of the housing programs can be measured. In some cases, this objective is simply a continuation of current implementation efforts. However, a number of new objectives are provided in conjunction with new housing programs.

A Housing Plan Summary Table 4-34 follows the programmatic descriptions. The matrix summarizes the intent of each program and identifies its objective, funding source, agency responsible for implementation and time frame. This format provides a quick reference for document users and facilitates evaluation of the Housing Action Plan for the next Housing Element cycle that will take place in the period of 2000 to 2007.

10.1 Provision of Adequate Housing Sites

The provision of adequate housing sites is central to satisfying the housing need of all segments of the community. The City of Clovis must provide adequate sites for the construction of 6,410 housing units through 2007 as determined by the Council of Fresno County Governments 2001 Regional Housing Needs Assessment. The provision of adequate sites is a key function of the Land Use Element and the Municipal Code.

10.1.1 Land Use Element/Zoning Regulations

The Land Use Element of the General Plan and the Municipal Code provide the planning and regulatory framework for potential development of adequate sites. A variety of residential development is possible in the City, ranging in average density from 0.5 units per acre for lands designated Rural Residential to a targeted 25 units per acre in the high density and mixed-use categories with potential for up to 43 dwelling units per acre under the Mixed-Use Overlay Zone for specified mixed-use areas. If a density bonus is used for low, moderate income, or senior residential project, greater residential densities may be achieved.

The General Plan establishes land suitable for residential growth. These areas include vacant and undeveloped lands presently within the City of Clovis that are adjacent to or within a reasonable distance from public sewer, water, and street systems.

The recently-approved 2000 sphere of influence designates the City's three specific plan growth areas. The first area, the Southeast Urban Center Specific Plan, is underway and is expected to be completed in late 2002.

Areas within the SOI but outside of the city limits may, by Clovis Municipal Code, be designated with an appropriate city zone district through the rezoning process. In accordance with Local Agency Formation Commission requirements, annexation requests are processed concurrently with rezoning to the Clovis zone district that is compatible with the land use designation. Upon annexation, these areas are zoned to urban residential classifications. (It is important to note that present City/County policy encourages urban development to take place within cities where urban services and facilities are available. The County's Urban Referral Policy requires that all development requests within 1/2 mile of the City's fringe be referred to the City for annexation.)

Fresno County holds unincorporated land within the City's sphere of influence in reserve, zoning it primarily as Limited Agriculture. This zone district ostensibly keeps the land in parcel sizes that can accommodate future urbanization and precludes the development of uses incompatible with urban development. These reserve areas constitute the major inventory of the City's sites for future housing and must be annexed to the City for development. Though this designation is intended to preserve agricultural land uses and facilitate timely urban development, it is often the case where 20-acre minimum parcel size is permitted by the County to be broken into smaller 2 to 5 acre parcels. This division of property functions all too frequently as a conversion of agricultural lands to low-density suburban residential and has a detrimental effect on the ability of the City to grow in logical and contiguous land use patterns.

As noted previously, only land within the City and a portion of its 2000 sphere of influence (known as the Adjusted Clovis Area) is used to determine available land resources for the five year Housing Plan. The Adjusted Clovis Area was negotiated with Fresno County as the area most likely to urbanize within this planning horizon. Within the Adjusted Clovis Area, an estimated 8,217 dwelling units could be accommodated as a result of development of 2,192 vacant gross residential acreage calculated on average target densities. Of these units, approximately 1,127 dwelling units can be accommodated within the proposed mixed-use designation, through development of vacant nonresidential gross acreage.

The City has a remaining vacant land capacity for 100.24 acres at densities targeted at 25 units per acre in the high-density residential and mixed-use categories, which offer potential sites for very low- and low-income residential projects. Based on an average density of 17.1 du/ac for areas designated as high density, 1,714 units could be achieved. At the higher end of the density range, up to 25 dwelling units per acre, up to 2,506 dwelling units could be provided. Additional development opportunity exists within selected mixed-use areas for site capacity potential up to 43 du/ac under the Mixed-Use Overlay Zone. This would provide up to 18 additional units per acre. The City will strive to ensure that the acreage and resulting units are developed at densities sufficient to assist in the fulfillment of

very low- and low-income needs. A 25 percent density bonus or equivalent financial value is proposed to be given to any residential developer who agrees to make 25 percent of the proposed units affordable to households at 80 percent of the median income (low category) or 10 percent of the units affordable to households at 50 percent of the median income (very low).

The City and CCDA will continue to assist in the development of affordable housing through programs set forth in the Housing Element, including rental assistance, density bonus, utilization of CDBG funds, and 20 percent Redevelopment Agency housing set-aside funds. In addition to increased acreage and densities to provide affordability, very low-income units are also provided through the use of Section 8 Vouchers and other federal, state and county rental assistance programs.

The Municipal Code can provide regulatory incentives for development of low and moderate-income housing. Density is considered a necessary component in providing for affordable housing. The Municipal Code will be amended as part of the Development Code update to reflect the land use designations of the General Plan, and to include a Mixed-Use Overlay Zone to implement the mixed-use land use designation. Application of a density bonus in all residential designations, with particular emphasis in the high-density residential and mixed-use areas is proposed.

10.1.2 Sites for Emergency and Transitional Shelters

The homeless population refers to persons lacking consistent and adequate shelter. Homeless persons can be considered resident (those remaining in the area year-round) or transient. Emergency and transitional shelters can help to address the needs of the homeless. Emergency shelters provide a short-term solution to homelessness and involve limited supplemental services. Transitional shelters, in contrast, are directed at removing the basis for homelessness. Shelter is provided for an extended period of time and is combined with other social services and counseling to assist in the transition to self-sufficiency.

A homeless survey, along with interviews conducted in January 2002, indicate a need for a minimal number of shelter beds in the City of Clovis. An establishment that would accommodate both emergency shelter needs and transitional housing needs would best serve this need. One of the objectives of this Housing Element Update is to amend the Zoning Ordinance through the Development Code Update currently in progress (and expected to be completed by early 2003) to authorize the establishment, "by right," of homeless shelters (both emergency and transitional) in C-2 zones, and to allow transitional shelters in the medium density multiple family residential R-3 zoned areas with a conditional use permit (CUP). R-3 zoned areas correspond to the High Density residential designation of the General Plan as well as specific mixed-use area designations that provide for a proportion of high-density residential uses. For reasons presented in Section 2.0, the CUP is not considered a constraint upon the development of emergency shelters or transitional shelters.

10.1.3 Community Development Block Grant Program (CDBG)

Through the CDBG program, HUD provides funds to local governments for funding a range of community development activities. CDBG funds are subject to certain restrictions and cannot be used for new construction of housing but can be used for rehabilitation and acquisition of existing housing and land. Clovis' CDBG funds are currently administered through Fresno County, per federal requirements, as part of the Urban County Joint Powers Agreement. The City receives an allocation of funds from the County based on the same formula that the County receives funds from HUD. The City has the option of becoming an entitlement jurisdiction in June 2003 and would then administer CDBG funds directly. The allocation of funds may then be based on a different formula from the current allocation as part of an urban county. The City will consider whether or not it will become an entitlement city following the receipt of the HUD notice that identifies Clovis' CDBG allocation as an entitlement city in June 2003. The determination will then be made to either renew the joint powers agreement with Fresno County as an urban county, or to become an entitlement city. Until that time, the City will continue to participate in all programs available through the Urban County Agreement.

The City has received \$7.5 million of CDBG funds since 1975, when it first entered into the Joint Powers Agreement with Fresno County and other cities in the region to remain part of the urban county. In 2002, the City's allocation is expected to be \$583,000. The City has historically used CDBG funds public works improvements; public facilities, street improvements, and other on- and off-site public facilities-type improvements that improve the older neighborhoods of the City as well as housing rehabilitation, neighborhood improvement programs, and acquiring land for affordable housing.

10.1.4 Landbanking

Landbanking is the acquisition of land by public agencies in anticipation of future development. This technique serves as a hedge against speculation and inflation as it secures land for affordable housing, until further resources are available for their development. Where development of the land is not feasible, the local agency can sell the land at market rate and capture the increase in value for such public uses, i.e., promote low- and moderate- income housing in the community.

Landbanking can be conducted with undeveloped or developed property. Sites containing dilapidated units that should be cleared for public safety reasons are particularly well suited for land banking, as it allows for the maximization of uses within existing residential neighborhoods. Careful planning of land banking activities throughout the City prevents the concentration of low-income housing in any one area. Local revenues and Community Development Block Grant funds can be used in landbanking programs. Other sources include the CCDA low/moderate Income Housing Program, developer fees, and the California Department of Housing and Community Development land purchasing fund. Restrictions on use, resale, and development can be built into development conditions in the disposition or development of the property.

The City has been successful in purchasing available property from willing sellers to landbank for affordable housing projects. There is currently an inventory of 27 single-family

lots available. Since 1990, landbanking has netted sites for 77 new single-family homes that were sold to eligible low- and very low-income households.

10.1.5 Density Bonus Ordinance

Pursuant to state law, if a developer allocates: at least 20 percent of new residential units for lower-income households; 10 percent of the units for very low-income households; or 50 percent of the units for senior citizens, the City must either a) grant a density bonus of 25 percent in addition to one regulatory concession, or b) provide financially equivalent incentives. The minimum reservation period for density bonus units is 10 years.

The City of Clovis will begin to offer density bonuses of at least 25 percent or more to builders who meet the minimum reservation period, although longer reservation periods will be sought. In addition, the City will give priority growth allotment processing to projects qualifying for the density bonus, as well as encourage the use of density bonus provisions to develop rental units with three or more bedrooms.

10.1.6 Action Plan

- A. Accommodate the City's regional fair share of housing need as determined by the Fresno Regional Housing Needs Plan, at 6,035 units revised to 6,410, to reflect recent transfer of units from Fresno County. The breakdown of future housing units by household income group is as follows: 1,739 very low, 1,100 low, 1,282 moderate, and 2,289 above moderate.
- B. The City will actively pursue annexation of reserve areas within the 2000 sphere of influence to provide land necessary to accommodate housing needs as the demand occurs between 2000 and 2005 for a potential of 8,217 dwelling units.
- C. The City will participate in a regional GIS with the City of Fresno, Fresno County, and the Regional Council of Fresno County Governments.
- D. The City will revise the Municipal Code to ensure consistency with the General Plan Land Use Plan and to establish a Mixed-Use Overlay Zone.
- E. Encourage affordable housing programs to be included as part of the development plans for mixed-use projects where residential uses are proposed, in particular within the three Urban Center Specific Plan areas. Encourage that a proportion of all units approved for any mixed-use area permitting residential or specific plan (residential) be affordable for very low- and low-income households. Where practical, the City will use housing funds to reduce fee burdens for low-moderate and senior housing projects.
- F. Continue to maintain the City's Mobile Home Park District under the conditions specified in Municipal Code Section 9-3.211.1 and, if received, process conditional use permit applications for manufactured homes.

- G. The City of Clovis will determine whether it will become an Entitlement City for the use of Community Development Block Grant funds when their Urban County Contract expires with Fresno County in June 2003. Under the current Urban County Agreement, up to \$600,000 funds annually are anticipated. The City needs to consider if the funds will be used for the purchase of sites for housing to be landbanked or used for the development or rehabilitation of assisted housing, among other activities. If the CDBG housing funds are not used for landbanking, they would most likely be used to fund rehabilitation of residential units in target areas within the City and/or to finance public improvements to support older neighborhoods.
- H.. The City of Clovis will utilize the existing Redevelopment Agency. The Redevelopment Agency Low/Moderate Income Housing Program will have approximately \$500,000 annually to spend on housing programs. It will continue its new construction program that provides housing opportunities for low- and moderate-income families and promotes urban in-fill. The Agency will also continue its neighborhood improvement programs that assist very low- and low-income households in maintaining their homes.
- I. The City of Clovis will amend the Municipal Code to provide a designation for homeless shelters in C-2 and transitional housing in the R-3 Zone in the community through its Development Code update, expected to be completed by the end of 2003.
- J. The City of Clovis will continue to update the Land Use Element of the General Plan and to use specific plans to ensure that sufficient land area is provided to meet future residential needs.
- K. Request that the County of Fresno notice the City of Clovis of any proposed development activities within Clovis' 2001 sphere of influence and General Plan Study Area. When sites are identified which the General Plan identifies as suitable for provision of low and moderate-income housing opportunities, the City will discuss the implementation of the state, county and city housing objectives for affordable housing to be incorporated into the development plans.

10.2 Provision for Very Low-, Low-, and Moderate-Income Housing

The high correlation between income deficiencies and housing problems (affordability and maintenance) indicates the need to develop the means to assist low- and moderate-income households with their housing needs. Although government subsidized housing programs will continue to be instrumental in improving the living conditions of those households, other actions are also essential to deal with these needs.

In addition to the challenge of meeting current housing needs, provision must also be made to satisfy the housing needs of the future population. Production is primarily dependent upon the ability of households to afford to pay monthly for housing. Unless the economic profile of the future population is significantly different from the current regional population, it is reasonable to expect that many of the newly formed households will have deficient incomes. As in the past, these low-income families will, in many cases, be unable to satisfy

their housing needs through the normal housing market, making government-assisted housing programs essential and supporting the need for economic development activities that produce new jobs.

In the past 30 years, private industry has been unable to produce affordable housing for the very low-income family. Current trends indicate that other segments of the housing market may present similar problems in the future. Evidence indicates low- and moderate-income families are finding it increasingly difficult to satisfy their housing needs in today's market. Since 1970, it is estimated that the rates of increase in rental costs and sales prices for housing have been twice as great as the increase in median income. Should the income-to-cost disparities continue to increase in the years ahead, the ability of the housing industry to produce affordable housing for this segment of Clovis' population may be further diminished.

Although state and local governments, as well as private industry, have important roles in the provision of assisted housing, federal funding of existing and/or new housing programs is essential to the provision of assisted housing, for very low-, low- and moderate-income households. Without that resource, the ability of local government to address the housing needs of these income groups is reduced. In the past several years, the availability of funding through the federal government has diminished significantly, and local government is facing a situation in the near future where there may be no resources at all to assist the very low- and low-income groups.

Local governments will need to address a number of specific concerns which may prove critical to meeting future housing needs, especially if housing costs continue to increase at current rates. As housing costs rise, future housing needs will increasingly be translated into a greater demand for less costly housing types like multiple-family units and mobile homes. While existing community plans provide for a full range of housing types and densities, future decisions regarding public improvements, zoning, and development standards will determine the extent to which multiple-family housing and mobile homes will be successfully utilized in meeting anticipated housing needs.

Housing assistance provided by federal and state programs falls into two categories: assistance to homeowners and assistance to renters. Within each of these categories, programs address either construction of new housing units or use of existing units. Some programs assist the individual or family, while others assist the owner or developer.

The Housing Authority of Fresno County administers most of the programs providing low-rent housing in the region. The Housing Authority of Fresno County is an independent entity created by federal law. The City of Clovis has adopted a resolution appointing the Housing Authority of Fresno County to operate within the City's jurisdiction. The Housing Authority operates 1,019 units of conventional low-rent housing and 12,200 units under the Section 8 Rental Housing Voucher Program in Fresno County. Approximately 1,000 Section 8 Vouchers issued by the Housing Authority are being used in Clovis. In addition, the Housing Authority operates 164 units of permanent farm labor housing and 194 units of migrant farm labor housing.

Currently there are no Housing Authority housing projects in the City of Clovis. There are six apartment projects in the City with other types of funding that cause the rents to be

subsidized to be subsidized to a lower than market rate (refer to Page 4-52, Assisted Units at Risk of Conversion). The following programs offer funding sources which are either currently implemented or which offer potential for provision of low- and moderate-income housing in the City.

10.2.1 Mortgage Revenue Bonds

Mortgage Revenue Bonds are issued by local government housing authorities, redevelopment agencies, and other state agencies, to support the development of owner and rental multiple family or single-family housing for low- and moderate-income households. Proceeds from the sale of bonds reduce the interest rates on mortgages for both the homebuyer and the developer of rental properties. The latter must assure that the rents will remain affordable for a specific period of time.

Mortgage Revenue Bonds for single-family housing are issued to finance the purchase or rehabilitation of owner-occupied units. Proceeds from the bond sales are used to make mortgage or rehabilitation loans to qualified low- and moderate-income buyers. The bonds enable the issuer to offer low-interest loans, thereby increasing ownership opportunities for households who have difficulties in obtaining traditional financing. The bonds are serviced and repaid from the property owner's mortgage payments. The City has not issued any bond financing under the Single Family Mortgage Revenue Bond Program.

Multi-family Mortgage Revenue Bonds are used to finance construction and mortgage loans, as well as capital improvements for multi-family housing. Federal law requires 20 percent of the units in an assisted project to be reserved for lower income households, whose income does not exceed 80 percent of the median household income for the County.

10.2.2 Section 8 Rental Assistance Payments/ Housing Vouchers

The Section 8 program provides rental assistance to low-income families, elderly, and disabled persons. The subsidy represents the difference between the excess of 30 percent of the recipients' monthly income and the federally approved fair market rents (FMR) regardless of the actual rent of the unit. In general, the FMR for an area is the amount that would be needed to rent privately owned, decent, safe, and sanitary rental housing. Section 8 assistance is available in the following forms:

- Section 8 Existing Housing Voucher Program - Under the voucher program, the tenant must pay the difference between 30 percent of their income and the FMR standard. If the actual rent is more than FMR the tenant must also pay the difference between the FMR and the actual rent. Housing subsidized through this program must meet standards of safety and sanitation established by HUD.
- Section 8 Moderate Rehabilitation - Designed to preserve the existing housing rental stock, this program guarantees Section 8 payments for eligible tenants of landlords who agree to rehabilitate their properties to meet HUD safety and sanitation standards. The program does not provide financing for rehabilitation, and the units must be placed under the Section 8 Program for 15 years.

- Section 8 Rental Rehabilitation - Landlords receive a matching grant from CDBG funds to rehabilitate substandard units. In return, the units must be placed under the Section 8 Program for at least one year, and the rents must be in accordance with the FMRs.

The City cannot directly influence the number of Section 8 vouchers available to residents; however, the City should support efforts of the Housing Authority to obtain additional funding from HUD to provide subsidies. Recent changes in the Section 8 program have made the program less inviting to property owners because HUD no longer reimburses them for damages caused by Section 8 tenants. However, the City can continue to encourage property owners to participate in the various Section 8 programs. Of particular value are the Section 8 programs that provide funding to property owners for rehabilitation in exchange for agreements to place these units under the Section 8 program for a specified time period.

10.2.3 Equity Sharing

Equity sharing allows lower income households to purchase a home by sharing the cost of home ownership with an investor/sponsor. The investor and occupant combine resources for the down payment and subsequent house payments. The equity earned from appreciation of the unit is split between the occupant and the investor/sponsor, according to a pre-arranged agreement.

This program is flexible and can be tailored to the individual needs of investors and occupants. Current investors in the equity sharing programs include the Department of Housing and Community Development, local government, private developers and lenders, and nonprofit agencies. Shared equity is used by the City as a tool in the provision of new owner-occupied housing opportunities.

10.2.4 Section 202 Elderly or Handicapped Housing

Under this federally administered program, direct loans are made to eligible, private nonprofit sponsors to finance development of rental or cooperative housing facilities for occupancy by elderly or handicapped persons. The interest rates on such loans are determined annually. Section 8 funds are made available for all of the Section 202 units for the elderly. Rental assistance for 100 percent of the units for handicapped persons has also recently been made available.

Private, nonprofit sponsors may qualify for Section 202 financing loans. Households of one or more persons, the head of which is at least 62 years old or is a qualified nonelderly handicapped person between the ages of 18 and 62, are eligible to live in these units. There are currently no Section 202 projects in the City. However, the City is currently working with Southern California Presbyterian Homes on the construction of a 75-unit apartment complex to be affordable to very low-income senior citizens.

10.2.5 Accessory Units

A second, or accessory unit as it is called in Clovis, is a self-contained living unit that may be either attached or detached from the primary residential unit. Both the primary and the second units are located on a single lot. The unit has eating, sleeping and full sanitation facilities. Development of second units provides additional housing opportunities in the City without requiring the use of additional lands. The development of second units makes use of underutilized, developed areas and can be an important component in providing affordable housing in the City.

Government Code Section 65852.2 requires that local government take one of three actions regarding second units: 1) adopt an ordinance allowing second units in single and multi-family zoning districts; 2) adopt an ordinance prohibiting second units provided certain findings are made; or 3) allow second units under specific conditions provided in state law.

The City of Clovis provides for accessory units as listed in Item 3 above and establishes requirements for the issuance of a special permit under Municipal Code Section 9-3.317. Second residential units are permitted in the City under special conditions that stipulate that, among other conditions, the accessory unit be at least 300 square feet in size and be exclusively used for a maximum of two family members. The accessory unit shall be designed to maintain the appearance of one residence, as feasible. A covered off-street parking space must be available for the accessory unit. This may limit the development of accessory units but is considered a necessary means to protect neighborhoods from potential parking impacts and is a reasonable condition given the two off-street parking spaces required for the existing single family home. If the principal unit is sold, the purchaser must re-apply for a use permit. A familial status requirement of the municipal code is not enforceable and will be removed as part of the Development Code update process now underway.

10.2.6 Mortgage Credit Certificate Program

Under the Mortgage Credit Certificate (MCC) Program, first-time homebuyers receive a tax credit based on a percentage of the interest paid on their mortgage. This tax credit allows the buyer to qualify more easily for home loans as it increases the effective income of the buyer.

The MCC program is administered countywide by the Fresno Housing Authority. The Housing Authority in conjunction with local participating lenders administers the program through the California Debt Limit Allocation Authority. Potential first-time homebuyers are pre-qualified by the participant lender, and if they meet the program requirements, an application is submitted to the MCC program administrator. Approximately 142 Mortgage Credit Certificates are available each year in Fresno County. Of those approximately eight are used in Clovis.

MCC funds are generated under the Mortgage Revenue Bond (MRB) allocation. Under the Tax Reform Act of 1984, state and local governments were permitted to exchange some or all of their authority to issue Mortgage Revenue Bonds (MRBs) for the authority to issue MCCs.

10.2.7 Nonprofit Corporations

The City has worked with nonprofit and educational organizations to develop affordable housing. Five homes were completed in cooperation with Habitat for Humanity, a nonprofit organization. Purchase of the homes is targeted to households with incomes that are 60 percent or below the median County income. The City and Self Help Enterprises partnered to complete 50 single-family homes and is in the planning stage for the construction of 10 more houses. Eight homes have been constructed with the Clovis Unified Building Trades Program. Seven homes have been built in partnership with Fresno City College Building Trades Program and five with University HOPE Foundation. All of these homes are targeted for households below 80 percent of the County median income. Tax increment financing was used to provide second mortgage loans to the families.

10.2.8 HOME Program

The HOME Program is a federal program. Funds are available to Urban Counties and entitlement cities. Fresno County received a \$2.015 million allocation in 2001 and will receive \$2.009 million in 2002. This allocation may be increased. The funds are targeted to use for rehabilitation, new construction, tenant-based rental assistance, and acquisition of land and structures. As Clovis is currently participating with Fresno County as part of an urban county, the City cannot apply directly to HUD for funding. The City of Clovis, while it remains within the Urban County Agreement, will publicize programs and eligibility of funds for potential applicants. The applicants apply directly to the City for funds. The City then submits the applications to the County for determination of eligibility. Funding is allocated from the Fresno County "pool" of money. The City intends to pursue these with local developers who have expressed interest in undertaking affordable housing programs and is considering using the HOME Program for construction of new units. A 30 percent local match is required for HOME Projects. The County's Downpayment Assistance Program creates matching funds for the HOME Program as a result of reduced mortgage interest rates.

10.2.9 California Housing Finance Agency

CHFA has single-family programs for low-, moderate- and middle-income homebuyers. Each provides permanent mortgage financing for first-time homebuyers generally at below market interest rates. Only a 5% down payment is required. One of the programs provides a deferred second loan to pay for closing costs and/or to reduce the monthly principal and interest payments. Another allows sweat equity to replace the down payment.

Builders and developers apply for CHFA financing through participating mortgage lenders. Loans are available for previously owned properties. The CHFA programs are important programs in Clovis, as the housing prices are still affordable. This is not true in other parts of California.

10.2.10 Low Income Housing Tax Credit (LIHTC) Program

This program provides for federal tax credits for private developers and investors that agree to set aside all or a portion of their units for low-income households and the elderly for no less than 55 years. A minimum of 20 percent of the units must be made available to families whose income is less than 50 percent of the County median, or 40 percent of the units must be made available to families whose income is up to 80 percent of the median for 4 percent tax credits. For 9 percent tax credit projects, units must be 100 percent affordable to low-income households.

Developers and investors must apply for an allocation of housing units from the State Allocation Committee administered by the Department of Finance. While the program is beneficial in adding low-income housing units to the local housing stock, the statewide allocations are limited under this program and the application process is expensive for the developer. There are two potential concerns with this program. First, annual allocations may be reduced or the program phased out. Second, single resident and elderly rental projects are not competitive based on the state's selection criteria. The City will remain informed about this program and will make the benefits of this program known to developers and investors.

10.2.11 Supportive Housing for Elderly Persons

This program provides capital advances for the construction and/or rehabilitation of housing for the elderly. Only private, nonprofit organizations and consumer operatives may apply for the capital advances as sponsors. The grant can also provide rental assistance to cover the difference between the HUD-approved operating cost per unit and the amount the resident pays. Occupancy is limited to very low-income elderly persons 62 years of age and over.

10.2.12 Action Plan - Assistance to Homeowners

- A. The City of Clovis, through the Clovis Community Development Agency, will continue its programs assisting low- and moderate-income households to become homeowners. The Agency will continue its partnership with Fresno City College and University HOPE to build at least one house per year to be sold to an eligible low/moderate income family. The Agency will also continue to look for other nonprofit organizations to build houses in Clovis to be sold to eligible households.

To assist with these programs, the Agency may write down land costs, provide assistance with off-site improvements or development fees, search for and acquire sites, or provide other forms of subsidies.

- B. The City of Clovis and Clovis Community Development Agency will work with private developers on projects, including urban in-fill projects that will provide low- and moderate-income housing opportunities. The Agency's participation may include write down land costs, provide assistance with off-site improvements or development fees, search for and acquire sites, and provide other forms of subsidies.

- C. Continue authorization of the Housing Authority of Fresno County as the administrator in securing tax exempt Mortgage Credit Certificate financing. The objective is to provide assistance to 42 first-time homebuyers between 2000-2007 through the MCC program as conditions merit.
- D. Maintain the Accessory Unit Ordinance as part of the Municipal Code. The Accessory Unit Ordinance shall permit second units on residential lots zoned for single- and multi-family residential use. The ordinance's familial status requirement is not enforceable and will be removed as part of the Development Code update expected to be completed by the end of 2003.
- E. Monitor the Single-Family Mortgage Revenue Bond Program and advertise its availability if funding becomes available along with the existing Multi-Family Revenue Bond program. Determine the demand for this financing technique and apply for these funds as necessary through the State Department of Housing and Community Development. This program is not calculated in the Quantified Objectives Section.
- F. The City will establish a program to work with local nonprofit groups to offer shared equity programs as an option for low- and moderate-income households. The objective is an average of seven shared equity-housing purchases per year.
- G. Provide support to the California Housing Finance Agency (CHFA) program used for the construction of new owner-occupied units under the CCDA in conjunction with nonprofit or private developers.
- H. As part of the urban county or as an entitlement city, the City will assist a private developer in participating in the HOME program for new construction and acquisition of sites for single-family homes affordable to low- and moderate-income households.

10.2.13 Action Plan - Assistance to Renters

- A. The City of Clovis will work with and assist those developers who are willing to provide very low-income and low-income rental housing. The City of Clovis will take all actions necessary to expedite processing and approvals for such projects.
- B. As part of the urban county, or as an entitlement city, the City will assist a private developer in participating in the HUD HOME Program for funding of construction or rental assistance for multi-family projects.
- C. The City will assist private developers (through education about the program and technical application assistance) in participating in the Multiple-Family Housing Revenue Bond Program. The date of the bond sale depends on the date when an eligible project is determined.
- D. The City will sponsor workshops in conjunction with the Housing Authority to inform rental property owners, landlords, and property managers about the benefits of participating in the Section 8 program; support efforts to increase the amount of

funding allocated to HUD programs; and provide referrals to apartment complex owners for information on the various Section 8 programs.

- E. The City will support and participate in any additional rental housing programs such as the Low-Income Tax Credit Program that are intended to provide non-market rate housing in market rate rental projects.
- F. The City of Clovis will encourage nonprofit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and the handicapped and will take all actions necessary to expedite processing and approval of such projects. Should funding become available, the City will facilitate the project by participating in locating appropriate sites and will consider the use of the Community Development Block Grant allocation and/or other available resources to either write down the cost of the site or fund infrastructure improvements.

10.3 Housing Rehabilitation and Conservation

Although the assessment of current housing needs indicates that the majority of Clovis' population is adequately housed, it also clearly illustrates that a certain segment of Clovis households are currently experiencing housing quality problems. Based on the inventory of substandard housing, more than 4,255 units within Clovis are currently living in housing that needs some repair or rehabilitation. Of these, seven housing units were identified as needing significant rehabilitation or demolition.

Part of this problem stems from the fact that many of these dwellings were built prior to local building codes and planning regulation. Many were constructed without proper safety features or were located in areas subject to natural hazards. In other cases, lack of planning permitted development of housing without supportive services and facilities. In some of Clovis' low-income neighborhoods, lumber seconds and scraps from the lumber mill were used to construct inexpensive homes. Consequently, the quality and desirability of many of these dwellings diminished rapidly, and today they represent a large portion of Clovis' substandard housing stock.

Housing conservation is also necessary to protect the stock of affordable housing units for very low-, low- and moderate-income households, from being converted to other uses not benefiting lower income groups (i.e., commercial and industrial uses or housing for higher income groups). At the present time, Clovis has approximately 86 residential units located on property that is zoned or planned for commercial or mixed uses. In addition to residential units on potential commercial sites, another estimated 50 units would most likely be removed as a result of new development in the northern and eastern portions of Clovis. While some of the residential units now located in growth areas are in good condition, the actual location of the units on the land and street orientation of the units often precludes retention of these homes.

Residential units located on a property designated for commercial or mixed-use generally fall into four areas: Herndon Avenue Business Corridor, Clovis Corridor, Old Town area, and Shaw Avenue area. Generally, homes in the Herndon Avenue, Clovis Avenue, and Old Town areas are substantially older and a good deal of the useful life of these units are

expended. While these units are old (50+ years) and in varying states of repair, they typically provide housing in the form of medium to larger sized single family dwellings in a rental range that is more affordable to low income families.

Homes in the northern and eastern portions of Clovis, in areas now undergoing new subdivision activity, tend to be newer (25-30+ years) and are proportionately in better condition than many older homes in commercial portions of Clovis. While older units on the peripheral edge of the community will be replaced with new homes, these homes typically sell well above the price range targeted for affordable housing or if rented after sale, will rent for substantially more than homes removed to facilitate the subdivision.

The actual loss of single-family units due to commercial and mixed-use growth during the next five years is difficult to gauge. Loss of existing single-family units to residential growth is easier to measure from a historical perspective. In the seven years from 1993 to 2000, development activity in Clovis resulted in a loss of 81 units. Commercial units are typically located on smaller lots, and in many cases the value of the unit as a residential rental unit may, in the short run, exceed the value of the site as commercial property until the market area develops. The potential for losses due to the development of commercial markets for the four areas varies. The following is a brief forecast of the potential for commercial development in each of the four areas.

10.3.1 Herndon Avenue Business Corridor

Due to development since 1993, most of the residential units along Herndon Avenue have been removed. There are 14 single-family homes remaining in this area that may be removed during the planning period. The area is within the boundaries of Clovis Community Development Agency's Project Area 2 (Herndon Avenue Project) as well as within the boundaries of the Herndon-Shepard Specific Plan. This plan identifies this area as "Business Corridor" which is intended to attract freeway related commercial, general office, and light industrial uses.

Development of this area is influenced by three factors. The recently completed Freeway 168 will increase demand in this area. Secondly, the general development of traffic on Herndon Avenue will increase demand for commercial/business space that will lead to increased demand for development in this area. The General Plan designates a large portion of this corridor as mixed-use. Although there is some potential for residential development under this designation, the permitted land use proportions are primarily commercial, office, and transportation corridor support related (hotels, etc.). The potential for loss of these units is high. However, redevelopment law requires replacement of displaced units if units are lost resulting from Agency activity.

10.3.2 Clovis Corridor

This area contains six units that front on both sides of Clovis Avenue between Herndon and Sierra Avenues. Lots in this area vary widely in size and are designated either Commercial or Business Corridor. The improvement of Clovis Avenue, residential development north of Herndon Avenue, and the completion of Freeway 168 will influence development in this area for many years to come. A combination of street improvements and improved market

area will, over the next five years, have the effect of removing many of the rental units in this area.

A large proportion of the Clovis Corridor is designated by the General Plan as mixed-use, which increases the loss of existing residential units. However, the majority of the Clovis Corridor is located in Redevelopment Area 1 and therefore, is subject to redevelopment law requirements for replacement of units.

10.3.3 Old Town Area

The Old Town portion of Clovis contains 40 units located on sites designated for non-residential uses. Primary factors influencing development in this area are increased demand for small specialty shop space, and improved market area resulting from the Old Town area becoming more centralized as the community expands to the east and north. Another factor that will stimulate the displacement of existing housing is the implementation of the Railroad Plan through Old Town Clovis.

10.3.4 Shaw Avenue Area

There are several single-family homes that are adjacent to commercial development on Shaw Avenue. Development in this area will be influenced by the need for commercial properties on Shaw Avenue. At the present time, other commercial development opportunities continue to exist on Shaw Avenue. The most constraining factor associated with loss of residential units in this area over the next five years will be the difficulties associated with land assembly.

While investors own several properties, there is not a clear pattern of land assembly at the present time. Land assembly is possible with the assistance of the Redevelopment Agency. However, Agency action carries with it the requirement to provide for relocation assistance that, in turn, drives up land acquisition and clearing costs. Presently, relocation and demolition costs would run approximately \$20,000 per house (\$14.00 per square foot land area). Due to the costs of land, relocation, and demolition, this area may not be developed within the next five years.

10.3.5 Replacement Housing

Because many commercial properties are fairly small in size, it would not necessarily be economically viable to require developers to pay the full replacement value of the unit being destroyed. While replacement units can come in several different forms, a new single-family home on a lot in the older portion of Clovis will typically cost approximately \$80,000-\$90,000. For instance, in Old Town where the commercial sites run between one third and one acre, requiring a replacement unit for each unit removed could increase the site development costs between \$1.95 and \$5.85 per square foot. It is extremely doubtful that commercial rental rates over the next five years will increase sufficiently to allow for this type of implementation. Conversely, most of the residential units in nonresidentially zoned areas suffer from some form of deferred maintenance. It is doubtful that the conditions of these units will improve during the next five years. Under the present guideline for

residential rehabilitation assistance, rental property in commercial zones is not provided such assistance through local, county, or state funding programs.

10.3.6 Preservation of At-Risk Units

The Housing Needs Section identifies assisted units in the City that are eligible to convert to market rate units within ten years. A total of 396 units are at risk of conversion, 77 of which are eligible to convert within five years. These units are located at Creek Park Village Apartments under the MRB program. Please refer to Table 4-36 for additional information.

The City will encourage the property owner of Creek Park Village Apartments to refinance the bond to keep the units affordable. In the event that this effort is not successful, the City will consider providing incentives to the property owner in exchange for a commitment to continue to provide these low-income units. The City will also explore the possibility of providing tenant-based subsidies should the property owner wish to place these assisted units at market rate. These subsidies could be funded through redevelopment set-aside funds or HOME Program funds.

10.3.7 Redevelopment Set-Aside

State redevelopment law provides a mechanism by which cities and counties can establish a redevelopment agency. The agency's primary purpose is to provide the legal and financial mechanism necessary to address blighted conditions in the community through the formation of redevelopment project area(s). Tax increment financing is considered the most useful implementation tool of the redevelopment agency. This technique allows the assessed property valuation within the redevelopment project area to be frozen at its current assessed level when the redevelopment plan is adopted. When the property is improved or resold, the tax increment revenue generated from valuation increases above the frozen level is returned to the redevelopment agency to finance project costs.

Redevelopment law specifies three requirements in relation to low- and moderate-income housing: 1) not less than 20 percent of all property tax increment revenues are to be used for purposes of increasing the supply of very low-, low- and moderate-income housing; 2) replacement of low- and moderate-income housing destroyed as a result of a redevelopment project; and 3) a portion of all housing constructed in a redevelopment project area is to be affordable to low- and moderate-income households. The redevelopment set-aside can be a significant source of funding for local housing programs.

10.3.8 HOME Program

The HOME Program is a new program administered by HUD. HOME funds are available to Fresno County and its cities as an urban county on an annual entitlement basis to expand the supply of affordable housing for very low- and low-income housing. Preference for the funds must be given to rehabilitation of affordable rental and ownership housing, but funds can also be used for acquisition of housing, new construction, downpayment assistance, rehabilitation, and tenant-based rental assistance. However, Fresno County is not currently on the list of eligible agencies for new construction but may be expanded to construction of

new owner-occupied and rental housing, or setting up a new homebuyer assistance program in future years, if the federal regulations are simplified.

The federal regulations currently require a non-federal government match for all HOME activities. For substantial rehabilitation, the local match is being provided as a result of reduced interest through the Downpayment Assistance Program.

The City has received 31 loans through the County for reconstruction or substantial rehabilitation in the amount of \$20,000-\$79,000 per home from the HOME program using redevelopment funds as the match. It will continue to be an important tool in the preservation of affordable housing.

10.3.9 Code Enforcement

The City of Clovis enforces the Housing Code that provides minimum health and safety standards for the maintenance of the existing housing supply. These standards are intended to provide for safe and sanitary housing that is fit for human habitation. The enforcement of the Housing Code is normally handled on a passive, complaint-response basis. Approximately 1,500 residential structures are annually inspected, countywide, as a result of complaints or referrals.

The Housing Code mandates that health and safety deficiencies be corrected in accordance with construction standards that were in effect at the time the structure was built. For housing units that were built prior to the adoption of local codes, inspectors use a great degree of judgment in applying the Housing Code, especially with regard to problems not directly causing a health or safety risk. In cases where property owners refuse to correct deficiencies, enforcement of the Housing Code relies on civil sanctions.

The Environmental Health System also offers voluntary "service request" inspections to interested residents. These courtesy housing inspections are intended to point out any hazardous situations and inform the resident of the remedies needed and assistance which is available.

10.3.10 Low-Interest Rehabilitation Loans

Preventing the loss of housing from physical deterioration is an important component in maintaining the existing stock of affordable housing. The City will continue its residential rehabilitation loan program that will provide low-interest loans to be used for property and structural repairs/rehabilitation. The program will be available to low-income owner households. The City will also consider extending low-interest loans to multi-family owners, in exchange for a commitment to maintain a percentage of units as affordable to low-income households. CDBG and redevelopment set-aside funds are funding sources for this program.

10.3.11 Mobile Home Park Assistance Program (MPAP)

There are six mobile home parks in the City of Clovis, providing for 872 mobile home spaces in 2002. There are no plans for conversion of these mobile home parks to other

land uses. However, mobile home parks are often transitional land uses. To mitigate the displacement of residents resulting from a conversion of mobile home park, the MPAP provides assistance to mobile home park residents seeking to purchase their park and convert it to resident ownership.

Under this program, HCD provides financial and technical assistance to mobile home park residents. MPAP loans are made to low-income mobile home park residents, or organizations formed by such residents, to own and/or operate their mobile home parks. Loans are limited to 50 percent of the purchase price plus the conversion costs of the mobile home park. Loan funds for conversion projects are awarded on a competitive basis.

10.3.12 Rental Rehabilitation Program

This program is available throughout Fresno County and is funded by HOME funds. It offers zero percent interest loans to rental property owners for repairs on their rentals.

The City will assist property owners to apply through Fresno County as the administrator under the Urban County Agreement.

10.3.13 Emergency Housing Grants

The County administers this state program that provides up to \$750 grants for emergency house repairs for those homeowners on SSI. The program provides \$450 to a household on a one-time basis and up to \$300 per year for interior and exterior improvements and can be used for replacement of major appliances.

10.3.14 Action Plan

- A. The City will assist Fresno County under the urban county status in marketing the Rental Rehabilitation Program using HOME funds within the City of Clovis based on availability of funds. The City will do this by holding informational meetings with interested property owners, increasing code enforcement activities, and assisting with the completion of applications. If the City becomes an entitlement city and funds are available, the City will assist property owners to apply directly to HUD. Up to 24 units are targeted over the planning period.
- B. The City will continue to offer housing rehabilitation assistance to low income homeowners through the Clovis Housing Improvement Program and the Summer Painting Program for 55 units per year. Provide program referrals through code enforcement activities.
- C. CCDA will replace housing units demolished when the Agency undertakes a project pursuant to the requirements of the California Community Redevelopment Act.
- D. The City of Clovis will continue to enforce the Mobile Home Rent Review Ordinance as a means to maintain mobile home parks as an affordable housing alternative in Clovis.

- E. Provide technical assistance to mobile home park residents in pursuing MPAP funds as requested.
- F. Continue to make applications for CDBG funds through the urban county program administered through Fresno County, until the City determines its entitlement status in June 2003.
- G. Continue implementation plan for redevelopment set-aside monies. Programs that focus on the rehabilitation of units occupied by low-and moderate-income households, preservation of assisted units, and construction of affordable housing will receive priority in the expenditure plan.
- H. The City will investigate the feasibility of implementing a program which would require developers who remove a residential structure from the housing market through demolition to replace that lost housing unit or pay an in-lieu replacement fee which would be deposited into a fund to be used for affordable housing construction.
- I. The City will take action to protect assisted units at risk of conversion to market rate at Creek Park Village. Steps include: 1) monitor units at risk--maintain contact with owners of at-risk units as potential conversion date (2007) approaches to determine property owner's intentions and to relate the City's desire to maintain units below market rates; 2) work with nonprofits to explore acquisition or management of at-risk units; 3) earmark redevelopment set-aside funds or CDBG funds to assist with preservation of units.
- J. All housing units being constructed, rehabilitated, expanded, or relocated in the City of Clovis will be inspected by City Building Inspection which enforces the Uniform Building Code and several related sub-codes, such as the Plumbing and Electrical Codes, pursuant to the State Housing Law (California Administrative Code, Title 25, Chapter 1). The building code is enforced through the issuance of a permit prior to constructing, repairing, adding on to, or relocating any residential building, etc.

10.4 Removal of Constraints

As stated, many factors affect the ultimate cost of housing to the consumer, be it rental or owner-occupied. Those factors that either prevent construction or raise the cost of construction and/or improvement of housing can be considered constraints. Some of these constraints are the result of governmental actions, policies, regulations, and standards, and some are non-governmental market factors. However, governmental and nongovernmental constraints are interrelated and each affects the other, so action programs that influence one group can affect the other.

Effective on January 1, 2002, an amendment to Government Code Section 65008, State housing element law now requires localities to include the following in the preparation and adoption of a housing element:

- As part of a governmental constraints analysis, the element must analyze potential and actual constraints upon the development, maintenance and improvement of

housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (Section 65583(a)(4)).

- As part of the required constraints program, the element must include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities (Section 65583(c)(3)).

Nongovernmental constraints are beyond the control of local government and cannot generally be impacted by any action of the City or County. However, certain actions of local government can mitigate some of the adverse impacts of market constraints on a very localized basis.

10.4.1 Action Plan - Governmental Constraints

- A. The City will provide priority processing of permits for affordable housing projects. The purpose of this program is to provide an incentive for the development of affordable housing. Processing procedures will be coordinated among the various affected departments through the designation of a contact person that will assist in processing the necessary permits.

The following projects should receive priority processing:

- Redevelopment Agency residential projects for low- and moderate-income households.
- Density bonus projects in mixed-use areas and high-density residential areas.
- Multi-family projects in the R-2 zone that set aside 20 percent of units for low-income households.
- Other projects that would produce housing affordable to low- and moderate-income households.

- B. The City of Clovis will continue to analyze development fees as compared to other jurisdictions in the vicinity to determine whether or not the fees constitute unreasonable constraints on development and/or improvement of housing, and whether amendment of the fee schedule is needed. As well, the City will consider fee reductions or the addition of fee waiver provisions for production of low-income and senior citizen housing.

- C. The City of Clovis will continue to use specific plans as a means of preparing master environmental assessments as a means of reducing processing time for housing projects.

- D. The City will monitor property development and site improvement standards, associated with the land use policies established by the General Plan, to determine whether or not they constitute constraints and to consider modifications that remove unnecessary constraints.

- The requirement for parking in the R-3 and R-3-A zones, for senior and/or handicapped projects, and for projects targeted for low-income households, as well as residential developments in the Mixed-Use Overlay Zone, may be

modified on a case by case basis to reduce current requirements, by unit type/size, to reduce costs associated with parking provision.

- Shared parking shall be permitted in the Mixed-Use Overlay Zone.
- Setback requirements or other property development standards such as height limitations may be modified for projects targeted for affordable housing in order to achieve density necessary to accommodate product type.

- E. The City will analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Government Code Section 65583, enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

The City will conduct an evaluation by July, 2003 and if any constraints are found, the City will take subsequent actions within six months of the completion of the evaluation.

10.4.2 Action Plan - Nongovernmental Constraints

- A. The City will research alternative methods of financing for low-income households homeownership opportunities.
- B. The City will utilize a portion of its Community Development Block Grant allocation and/or tax increment to write down infrastructure improvements and/or land costs.

10.5 Energy and Water Conservation Opportunities

The City has promoted energy and water conservation for residential uses on both educational and regulatory levels. The City plans to support educational programs that promote residential energy and water conservation for both new construction and existing residences in Clovis.

On a regulatory level, the City enforces the State Energy Conservation Standards (Title 24, California Code of Regulations). These building codes provide a great deal of flexibility for individual builders to achieve a minimum "energy budget" through the use of various performance standards. These requirements apply to all new residential construction as well as all remodeling and rehabilitation construction. Subdivision and site plan review regulations or policies that require compliance with specific energy conservation standards have not been adopted by the City.

The City has a water conservation program in effect during the summer months that limits the days of the week residents can do outside watering.

10.5.1 Action Plan

- A. The City will support public education programs that promote residential energy conservation and public awareness.
- B. The City will continue to enforce building code regulations (Title 24) California Administrative Code that require compliance with residential energy conservation measures for all new construction and remodeling.
- C. The City will continue to encourage water conservation.
- D. The City will require that EIRs and subdivision plans address energy conservation measures and solar access.

10.6 Promotion of Fair Housing Opportunities

Although essential to meeting housing needs, the provision of a sufficient number of dwelling units will not in itself ensure that the entire population will be adequately housed. A large segment of the population is living on very low incomes. As housing costs have risen in recent years, many of these households have been forced to apply an excessive amount of their budget to housing costs. In order to remain in the house of their choice, some residents, such as the elderly, pay such a large portion of their income on housing that they are unable to purchase other basic living necessities. In the case of the large family, lack of sufficient income usually restricts housing choice to the least expensive dwelling that is usually inadequate for their needs and frequently deficient in quality and size.

For many other households who have sufficient income to purchase quality housing, choice of housing location is still frequently denied because appropriate housing at acceptable cost is not adequately dispersed throughout the community.

Although inadequate distribution of affordable housing within a community or region is an important constraint to choice, discrimination due to race, religion, or ethnic background is an equally significant factor affecting the renting or sale of housing. Discrimination violates state and federal laws and should be reported to the proper authorities for investigation. The agency responsible for investigation of housing discrimination complaints is the Fair Housing Council.

10.6.1 Equal Housing Opportunity

The Fair Housing Council provides a range of fair housing services, as required by Community Development Block Grant (CDBG) funding mandates, the Federal Fair Housing Act, and the laws of the State of California. The Fair Housing Council works directly with housing providers, both for sale and for rent housing.

The City actively distributes information about fair housing and housing opportunities. Staff has sponsored workshops for apartment managers, and the Fair Housing Council has made presentations to civic groups on this subject. Staff regularly attends school carnivals,

farmer's markets, community picnics and civic events to distribute information and provide contacts for persons interested in this subject.

The Fair Housing Council maintains a comprehensive approach to affirmatively further and ensure equal access to housing for all persons. The three major components of this approach are: education; training, technical, and consultant assistance; and fair housing rights assistance. The City will continue to work with the Fair Housing Council to educate the community regarding Fair Housing Law.

10.6.2 Housing Referral Directory

The dissemination of information on the programs and services available to low income and special needs groups is an important part of ensuring the success of the housing programs. The City will provide housing information and referral services as needed for low- and moderate-income and special needs households. Persons seeking housing advice, counseling, and assistance will be referred to public agency, community-based organizations and other service providers. A directory of services and information will be developed to ensure that accurate and appropriate information is dispensed.

10.6.3 Action Plan

- A. Develop a directory of services and resources for low-and moderate-income households and special needs groups. Provide information and referrals to persons on an as-needed basis.
- B. Support the activities of the Fair Housing Council.
- C. The City of Clovis will direct residents with discrimination complaints to the Fair Housing Council.

10.7 Housing Element Monitoring and Administrative Procedures

10.7.1 Annual Reporting

An annual review of the Housing Element will be conducted pursuant to state law. The purpose of this review is to ensure that the element retains its viability and usefulness.

The City will develop a monitoring program and report on implementation progress of the housing programs contained in the document to the City Council. The report will include a quantification of progress in meeting the regional housing need or future housing need. The report will be forwarded to HCD within one month of presentation to the City Council.

10.7.2 Housing Needs Data Base

To facilitate preparation of subsequent Housing Element amendments, local service agencies/nonprofit organizations receiving any funding from the City will be required to monitor information on individuals and households served in Clovis. The purpose of this program is to secure more accurate information on the various needs groups in the City.

10.7.3 Consolidated Plan

The County of Fresno has developed a Consolidated Plan for all nonentitlement jurisdictions under the Urban County Agreement, which includes the City of Clovis. If the City were to become an entitlement city, upon obtaining entitlement status under the CDBG program, the City of Clovis shall prepare a Consolidated Plan of its own. The Consolidated Plan shall provide a comprehensive assessment of housing needs, a housing development plan incorporating federal, state, and local public and private resources, and a one-year implementation plan.

10.7.4 Action Plan

- A. Develop a monitoring program and report annually to the City Council on implementation of programs. Forward this report to HCD.
- B. Require appropriate deed restrictions to ensure continued affordability for low- or moderate-income housing constructed or rehabilitated with the assistance of any public or CCDA funds as may be legally required by the use of such funds.
- C. Monitor the implementation of affordable housing programs affiliated with the three urban center specific plans, multi-family projects with low-income unit set-asides, or mixed-use projects produced under a development plan or specific plan.
- D. Require social service or nonprofits receiving any funding from the City to record information on the residences of the clients served. The City will assist in this effort by preparing a reporting form.

**TABLE 4-34
CITY OF CLOVIS
HOUSING PLAN SUMMARY**

Housing Program	Program Intent	Plan Objective (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
PROVISION OF ADEQUATE HOUSING SITES					
Land Use Element/Municipal Code	Provide a range of residential development opportunities through land use and zoning designations, and specific plan implementation.	Adequate residential sites to accommodate the regional fair share determined at 1,739 very low; 1,100 lower; 1,282 moderate; and 2,289 above moderate-income households.	General Fund Special fees	Planning and Development Services Department	2002-2007
Sites for Homeless and Emergency and Transitional Shelters	Provide adequate sites for emergency and transitional shelters.	Amend the Municipal Code to permit transitional housing in R-3 zone subject to discretionary approval and homeless shelters in the C-2 zone by right.	General Fund	Planning and Development Services Department	Completed by the end of 2003
Landbanking	Acquire sites (or funds) for affordable/senior housing.	Develop a landbanking program for acquisition of sites for affordable/senior housing to be developed in conjunction with nonprofits or private developers.	CDBG funds; tax increment set-aside; in-lieu fees; General Fund	CCDA	2002-2007

**TABLE 4-34
CITY OF CLOVIS
HOUSING PLAN SUMMARY**

Housing Program	Program Intent	Plan Objective (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
Annexation	Annex land in reserve areas in sphere of influence	Provide land necessary to accommodate housing needs as demands occur and to provide development opportunities for low- and moderate-income households when resources in current City limits diminish.	General Fund	City Manager's Office	2002-2007
Regional GIS	Establish regional data base	Map and digitize land resources in region to identify current land use, land use designations, and opportunity areas as a basis for establishing countywide programs.	General Fund	Planning and Development Services Department	ongoing
Municipal Code Revisions	Consistency with General Plan	Continue Mixed-Use Overlay Zone and rezone lands where appropriate to ensure consistency with Land Use Plan.	General Fund	Development Services Division	Completed by the end of 2003
Mobile Home Park District	Maintain zone to protect mobile home resources	Provide for development of mobile home parks as set forth in Municipal Code. Maintain stock of existing mobile homes.	General Fund	Planning and Development Services Department	Ongoing
Clovis Community Development Agency	Low- moderate income housing program	Promotes urban infill. Provide 20% set-aside tax-increment funds to assist in providing housing for low- and moderate-income households.	Tax increment financing	CCDA	Ongoing
Density Bonus Program	Encourage development of housing for low-income and large family households through provision of density bonus.	Continue to use density bonus program.	General Fund	Planning and Development Services Department	Ongoing
ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING - HOMEOWNERS					
Clovis Community Development Agency – Fresno City College and nonprofit agencies	Continue Programs assisting low- and moderate-income households to become homeowners.	Build an average of 2 homes per year with development partners that will be affordable to low- and very low-income homebuyers	Tax increment financing; CHFA; CDBG; other	CCDA	Ongoing
Clovis Community Development Agency – Self-Help Enterprises	Continue to partner with Self-Help Enterprises to assist very low- and low-income households to become homeowners (including farm worker household)	Build an average of 5 homes per year with Self-Help Enterprises. Home will be market to very low- and low-income groups including farm workers.	Tax increment financing; CHFA; CDBG; other	CCDA	Marketing for projects will occur on an ongoing basis at the appropriate time in the project.
Clovis Community Development Agency - Private Developers	Continue to work with private developers on urban infill projects.	Provide very low-, low- and moderate-income opportunities through write-down of land costs, off-site improvements or development fees, site analysis and site acquisition for a target of 100 single-family and multi-family units total over the planning period.	Tax increment financing; CHFA; CDBG; other	Planning and Development Services Department CCDA	Ongoing
Mortgage Revenue Bond Financing -	Increase supply of single-family	Based on funding, establish a Single Family MRB Program	Bond financing	Planning and Development	Completed by the end of 2005

**TABLE 4-34
CITY OF CLOVIS
HOUSING PLAN SUMMARY**

Housing Program	Program Intent	Plan Objective (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
Single Family	ownership units affordable to moderate and low income households.	and advertise its availability. Provide assistance to 5 first-time homebuyers by 1996 through the single-family program if funding becomes available. Priorities to units that accommodate large families.		Services Department/ CCDA/ Private Developers	
Shared Equity Programs	Increase homeownership opportunities for low- and moderate-income households.	The City will work with local groups to offer shared equity programs as an option for low/moderate income households.	Nonprofits	CCDA	2002-2007
Mortgage Credit Certificate	Assist first-time homebuyers.	Assist at least 50 first-time homebuyers by providing tax credits, 15 of which are lower households, if funding is available.	MRB allocation	Fresno County Housing Authority	Ongoing
Accessory Unit Ordinance	Maintain increased affordable housing opportunities to low-income households.	Maintain the ordinance that permits second units on residential lots zoned. Revise the ordinance to remove unenforceable requirements as part of the Dev. Code update.	General Fund	Planning and Development Services Department	Completed by the end of 2003
State Home Ownership Assistance - CHFA	Provide ownership opportunities to low/moderate income households. Below market interest rates for 1st time homebuyers with 5% down.	Builders and developers apply for financing to CHFA through participating mortgage lenders for new and resale units. Programs vary to reduce closing costs or P&I payments, as well as below market interest rates.	California Housing Finance Agency	Builders and developers, coordinated with CCDA	Ongoing
ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING - RENTERS					
Mortgage Revenue Bond Financing	Increase supply of rental ownership units affordable to low- and moderate-income households.	Promote the use of multi-family MRB financing.	Bond financing	Planning and Development Services Department/ City Manager's Office	Ongoing
Section 202 Elderly or Handicapped Housing	Provide housing and related facilities for the elderly and handicapped.	Continue working with Southern California Presbyterian Homes on the construction of 75 units affordable to very low-income senior citizens.	HUD	Planning and Development Services Department/CCDA	Ongoing
Senior Citizen and Low-Income Housing - Nonmarket Rate Housing in Market Rate Rental Projects	Increase supply of low income and senior housing. Inform developers and nonprofits about programs such as LIHTC and Supportive Housing for the Elderly.	Support and participate in additional rental housing programs that provide non-market rate rents in market rate projects for which only developers and investors may apply for tax credits or capital advances. The City will identify sites suitable for projects, make all known sources of funding known and available, and take processing/promotional actions as necessary.	State Allocation Committee (LIHTC) and HUD (elderly) General Fund	Administered by DOF (LIHTC); Planning and Development Services Department; CCDA; private investors and developers	Completed by the end of 2005
GOVERNMENTAL AND NONGOVERNMENTAL CONSTRAINTS					
Priority Processing for Affordable	Facilitate production of	Develop a schedule for priority processing of affordable housing	General Fund	Planning and Development	Ongoing.

**TABLE 4-34
CITY OF CLOVIS
HOUSING PLAN SUMMARY**

Housing Program	Program Intent	Plan Objective (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
Housing	affordable housing.	projects. Designate a contact person to coordinate processing of all of the necessary permits.	Fund	Services Department	
Modify Development Fees	Provide incentives to developers of affordable/senior housing.	Review existing development fee schedule. Consider fee reductions, or the addition of fee waiver provisions for the production of low-income and senior citizen housing.	General Fund	Planning and Development Services Department	Reviewed annually
Density Bonus	See Housing Sites Section				
Modify Development and Site Improvement	Reduce constraints on provision of affordable housing	Revise parking requirements on a case-by-case basis. Draft shared parking ordinance for Mixed-Use Overlay Zone and establish modified setback and height standards for affordable housing in order to achieve density.	General Fund	Planning and Development Services Department	Completed by the end of 2003
Governmental Constraints	Reduce constraints on housing intended for persons with disabilities	Analysis and determination whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities; evaluation of existing land use controls, permit and processing procedures and building codes; if constraints are found, initiate actions to address these constraints.	General Fund	Planning and Development Services Department	Evaluation complete by July, 2003, subsequent actions within six months of the completion of the evaluation
Nongovernmental Constraints	Promote homeownership opportunities and development of affordable housing.	Research alternative methods of financing. Utilize available sources for write down of infrastructure or land costs.	CDBG Tax increment financing	CCDA	Ongoing
CONSERVE AND IMPROVE EXISTING AFFORDABLE HOUSING					
Preservation Program	Conserve affordable housing in the City.	Encourage Section 8 project property owners to renew their contracts. Identify nonprofit organizations capable of managing these units. Consider the use of City-based incentives for assisted units. Explore the possibility of providing tenant-based subsidies to assisted units that convert to market rate.	Tax increment set-aside; CDBG	CCDA; Non-profit organizations	Ongoing
Redevelopment Set-Aside Fund	A source of funding for housing programs	Continue expenditure plan for redevelopment set-aside monies. Programs that focus on the rehabilitation of units occupied by low- and moderate-income households, preservation of assisted units, and construction of affordable housing will receive priority in the expenditure plan.	Tax increment	CCDA	Ongoing
Code Enforcement	Preserve the housing stock.	City will inspect housing units as needed or requested	General Fund	Building Division	Ongoing
Residential Rehabilitation	Preserve existing housing stock.	Continue residential rehabilitation program and	CDBG; Redevelop	CCDA; City of Clovis	Ongoing

**TABLE 4-34
CITY OF CLOVIS
HOUSING PLAN SUMMARY**

Housing Program	Program Intent	Plan Objective (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
Assistance		summer painting program.	ment Set-Aside		
Rental Rehabilitation Program	Preserve existing rental stock	Assist Fresno County in marketing the Rental Rehabilitation Program based on availability of funds.	HUD	CCDA	Ongoing
Replacement of Units Removed	Preserve housing stock	CCDA will replace housing units demolished in redevelopment areas, investigate feasibility of development placement or in-lieu fees for affordable housing.	Tax-increment financing general fund	CCDA, Planning Division	Ongoing
Section 8 Housing Vouchers	Provide housing subsidies for low-income households.	Support efforts to increase the amount of funding allocated to HUD programs. Provide referrals to apartment complex owners for information on the various Section 8 programs. Sponsor workshops with Fresno (or City) Housing Authority to inform rental property owners, landlords, and property managers about benefits of Section 8 program. Strive for 20 additional vouchers per year.	HUD	Fresno County Housing Authority	Ongoing
Mobile Home Park Assistance	Preserve low-cost housing options for City residents.	Provide technical assistance to mobile home park residents in pursuing MPAP funds.	HCD	HCD; CCDA	As needed in response to requests for technical assistance.
Mobile Home Rent Review Ordinance	Preserve low-cost housing options for City residents.	Continue to enforce the Mobile Home Rent Review as a means of maintaining mobile home parks as affordable resources.	General Fund	City of Clovis	Ongoing.
EQUAL HOUSING OPPORTUNITY					
Equal Housing Opportunity	Compliance with National Fair Housing Law.	Support the activities of the Fair Housing Council.	HUD	Fair Housing Council	As needed on request from Fair Housing Council.
Housing Referral Directory	Dispense information on local, state, and federal housing programs.	Develop a directory of services and resources for low- and moderate-income households and special needs groups. Provide information and referrals to persons on an as-needed basis.	Department Budget	Planning and Development Services Department; CCDA	Completed by the end of 2005
Discrimination Complaints	Remove effects of discrimination	The City will direct residents with discrimination complaints to the Fair Housing Council.	Federal	Fair Housing Council	Ongoing.
ENERGY CONSERVATION OPPORTUNITIES					
Public Education	Promote residential energy conservation.	The City will support public education programs and encourage water conservation.	General Fund/other public or private sources.	City of Clovis; outside interest groups.	Ongoing.
Title 24 Admin. Code	Require compliance in new construction and rehabilitation.	The City will continue to enforce building code regulations (Title 24).	General Fund	City of Clovis, Building Division.	Ongoing.
Environmental Review	Require energy conservation measures in new construction.	EIRs for development and subdivisions shall be required to analyze energy impacts and solar uses.	General Fund	Planning and Development Services Department.	Ongoing.

**TABLE 4-34
CITY OF CLOVIS
HOUSING PLAN SUMMARY**

Housing Program	Program Intent	Plan Objective (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
HOUSING ELEMENT MONITORING AND REPORTING					
Annual Reporting	Ensure that the Housing Element retains its viability and usefulness through annual review and monitoring.	Develop monitoring program and report annually to the City Council on implementation progress. Forward the monitoring report to HCD.	None necessary	Planning and Development Services Department	Ongoing
Housing Needs Data Base - Affordability Gap Analysis	Accurate assessment of housing needs in the community.	Require social service agencies/nonprofit organizations receiving any funding from the City to record information on the residences of clients served. Assist in this effort by developing a reporting form. Complete the Affordability Gap Analysis.	None necessary	Planning and Development Services Department	One year

Section 11.0 Quantified Objectives

State housing law requires that each jurisdiction establish the minimum number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The quantified objectives for this Element reflect the planning period from July 1, 2000 to June 30, 2007.

It is important to note that while the Quantified Objectives of the RHNA are required to be part of the Housing Element and the City will strive to attain these objectives, Clovis cannot guarantee that these needs will be met given limited financial resources and the present gap in affordability of housing resources and incomes.

Satisfaction of the City's regional housing needs will partially depend upon cooperation of private funding sources and funding levels of the state, federal, and county programs that are used to support the needs of the very low-, low- and moderate-income persons. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need. The quantified objectives assume optimum conditions for the production of housing. However environmental, physical, and market conditions exert influence on the timing, type, and cost of housing production in a community.

Table 4-35 shows the quantified objectives for Clovis by income classification. Table 4-36 presents the Quantified Objectives by program.

TABLE 4-35 CITY OF CLOVIS QUANTIFIED OBJECTIVES 2000 - 2007				
Quantified Objective	New Construction	Rehabilitation	Preservation	Total
Very Low Income (0 - 50% of Median)	142	120	16	278
Low Income (50% - 80% of Median)	248	100	61	409
Moderate Income (80% - 120% of Median)	1,282	--	--	1,282
Above Moderate (over 120%)	2,289	--	--	2,289
TOTAL	3,961	220	77	4,258

As shown in Table 4-35, the quantified objectives are 142 very low; 248 low; 1,282 moderate; and 2,289 above moderate units provided through construction. Objectives for preservation of units are targeted at 16 very low; and 61 low-income households. Finally, the objective through the planning period is rehabilitation of 120 very low and 100 low-income units. A description of objectives by topical area is provided below.

11.1 Constructed

State law requires that jurisdictions plan for the development of units that need to be constructed within the planning period by income group, according to the Regional Housing Needs Allocation Plan. The number of new units that need to be constructed through 2007 was estimated based on existing development trends. As shown on Table 4-25, the City has adequate sites for the development of the number of units established in the Regional Housing Needs Allocation Plan for each income group. It was assumed that private development would continue to provide market rate units that would accommodate moderate- and above moderate-income households. Development of multi-family rental units may provide housing opportunities for low-income housing. As indicated in Tables 4-11 and 4-12, the majority of rental units at market rate are affordable to moderate- and above moderate-income households. Housing affordable to low- and very low-income households cannot be developed without some form of public subsidy. Given the limited availability of public funds, it is estimated that 142 units affordable to very low-income households and 248 units affordable to low-income households will be constructed during the planning period. If resources are available, the City will make every effort to encourage and assist in the development of additional units affordable to low- and very low-income households.

11.2 Rehabilitated

The majority of the City's housing stock was built within the past thirty years and is therefore, considered in good condition. However, units in need of rehabilitation exist in older residential areas of the City. Code enforcement, Clovis Housing Improvement Program, Summer Painting Program, and CDBG-funded programs address the rehabilitation of both multi-family and single-family units in these areas. The primary beneficiaries of these programs would be renters and low-income households. It is assumed that moderate- and above moderate-income households will rehabilitate units, as needed through private efforts.

11.3 Conserved

There are 77 affordable, assisted units in the City of Clovis that are eligible to convert to market rate within the planning period. The preservation of the At-Risk Units Program is the primary vehicle by which these units will be attempted to be preserved.

Creek Park Village Apartments provides 77 units that are set aside for low- and very low-income households. These units are eligible to convert to market rate in 2007. The City will consider providing incentives to the property owner to continue to set aside these 77 units. The City will also explore the possibility of providing tenant-based subsidies should the property owner wish to place these assisted units at market rate.

**Table 4-36
Quantified Objectives by Program**

Program	Very Low	Low	Moderate	Above Moderate	Total
NEW CONSTRUCTION					
CCDA/Fresno City College/Non-profits	11	33	--	--	
CCDA/Private Developer	--	196	--	--	196
Second Units	2	2	--	--	4
MRB Multi-Family	40	40	200	--	280
Mortgage Credit Certificates	8	10	24	--	42
Shelters/Transitional Housing	6	--	--	--	6
Market Rate Housing	--	--	1058	2289	3347
Section 202	86	--	--	--	86
Subtotal	142	248	1,282	2,289	3,961
HOUSING PRESERVATION					
Preservation of At-Risk	16	61	--	--	77
Subtotal	16	61	--	--	77
REHABILITATION					
HOME Program	7	14	--	--	21
Rental Rehab	--	1		--	1
Clovis Home Improvement Program (Residential Rehab)	113	85	--	--	198
Subtotal	120	100	--	--	220
TOTAL	278	409	1,282	2,289	4,258

Appendices

Appendix 1 –

Table 2-2 General Plan/Zoning Correlation

Appendix 2 –

Vacant Land Resources For Low and Very Low Income Groups By Parcel Size

Appendix 3 –

Resolution Adopting Housing Element

Appendix 1 -

Table 3-2 General Planning Considerations

Appendix 2 -

Victim and Perpetrator Risk and Safety Assessment

Appendix 3 -

Perpetrator Risk Assessment

Appendix 1

TABLE 2-2
GENERAL PLAN/ZONING CORRELATION

Proposed General Plan Land Use Category	Corresponding Existing Zoning Categories	Proposed Zone Categories
Agricultural		A
Rural Residential (.5 du/ac)	R-A 24,000	RR
Very Low (.6 - 2.0 du/ac)	R-1-A R-1-Ah 18,000	R-1-A
Low (2.1 - 4.0 du/ac)	R-1-B 12,000 R-1-C 9,000	R-1 6,000 R-1-B R-1-C
Medium (4.1 - 7.0 du/ac)	R-1 6,000	R-1
Medium-High (7.1 - 15.0 du/ac)	R-2 R-2-A	R-2 R-2-A
High (15.1 - 25.0 du/ac)	R-3 R-3-A	R-3 R-3-A
Office	C-P	C-P
Mixed Use	C-P R-2 C-2 R-2-A C-3 R-3 C-M R-3-A M-1 R-4 M-2 MP C-R	Mixed-Use Overlay ¹
Commercial	C-1 C-2 C-R P-C-C	C-1 C-2 C-R P-C-C
Industrial	C-M M-1 M-2 M-P	C-M M-1 M-2 M-P
Public Facilities	C-R P-F	C-R P-F
Schools	P-F	P-F
Parks	O	O
Open Space	O	O
Water Basin	P-F	P-F
Transit Center	---	P-F
Beltway	---	P-F
Village Center	---	Part of Specific Plan for Urban Center ²

--- = No Existing Category

1 The City may choose to create a Mixed-Use Overlay Zone, or a Planned Community/Planned Commercial Zone to implement the Mixed-Use Designation.

2 The Village Center designation does not require a correlative zoning classification. The Village Center will be addressed within the specific plans required to implement the Urban Centers.

Source: 1993 Clovis General Plan

TABLE 1
GENERAL INFORMATION

Project Name	Location	Area (sq. ft.)	Volume (cu. ft.)	Weight (lb.)	Notes
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Vacant Land Resources
For Low and Very Low Income Groups
By Parcel Size

	City Limits	Project Area
Medium-High Density*	20.00 acres 15.72 acres 4.07 acres 4.36 acres 4.34 acres 4.53 acres 1.26 acres 1.38 acres <u>5.24 acres</u> 61 acres (20%) = 12 acres	8.72 acres <u>11.21 acres</u> 20 acres (20%) = 4 acres
High Density	7.64 acres 4.62 acres 4.62 acres <u>16.0 acres</u> 33 acres	20.00 acres (one parcel)
Mixed-Use High Density	2.60 acres 9.62 acres 3.59 acres 6.30 acres 4.68 acres 4.92 acres 1.98 acres <u>14.21 acres</u> 48 acres	none
Mixed- Use Medium-High Density*	16.15 acres .75 acres 7.50 acres 2.70 acres <u>2.15 acres</u> 29 acres (20%) = 6 acres	None

Source: Planning Division

*The City of Clovis has a 20% set aside for low-income families in Medium-high Density developments. Since it is impossible to know exactly where these set aside units will be built within the designated parcels, each of the parcels where the set aside units could be built was listed. Please note that only 20% of the total acreage is counted toward the City's allotment of low-income housing.

Appendix 3

RESOLUTION NO. 2002-107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLOVIS ADOPTING A NEGATIVE DECLARATION AND DE MINIMUS FINDING AND ADOPTING AN AMENDMENT OF THE CLOVIS GENERAL PLAN HOUSING ELEMENT

WHEREAS, on June 17, 1991, the City of Clovis last updated its Housing Element; and

WHEREAS, California Government Code Section 65588 requires each local government to review its housing element as frequently as appropriate to evaluate the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal, the effectiveness of the housing element in attainment of the community's housing goals and objectives, and the progress of the city in implementation of the housing element; and

WHEREAS, City of Clovis has performed this review and has prepared a draft revision of its Housing Element to reflect the results of this review and provide goals and policies for the planning period ending in 2007; and

WHEREAS, the revised Housing Element was prepared with the assistance of a Citizen's Advisory Committee, which held five meetings, two of which were noticed to the public; and

WHEREAS, on March 14, 2002, the Clovis Planning Commission considered the revised Housing Element at a duly noticed public hearing and voted to recommend the document to the City Council; and

WHEREAS, on March 18, 2002, the Clovis City Council considered the revised Housing Element at a duly noticed public hearing and voted to approve the document for conveyance to the California Department of Housing and Community Development (HCD) for its review and comment; and

WHEREAS, three submittal/revision cycles were then conducted with HCD which made a conditional finding of compliance with the statutory requirements of State housing element law on August 1, 2002; and

WHEREAS, HCD found the revised Housing Element in compliance with state housing element law conditioned upon the City's commitment to revise and adopt a development code update to accommodate second units and programs for homeless and emergency shelter sites by right; and

WHEREAS, the City is currently preparing a Development Code Update which will include the actions requested by HCD in its August 1, 2002 correspondence; and

WHEREAS, In response to state-mandated requirements and local needs, the City of Clovis has previously adopted Clovis Municipal Codes Section 9.3.317 allowing for the development of a second units in single-family districts; and

RESOLUTION NO. 2002-107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLACKAMAS
ADOPTING A NEGATIVE DECLARATION AND A FINDING OF NO
SIGNIFICANT IMPACT ON THE CLACKAMAS
GENERAL PLAN HOUSING ELEMENT

WHEREAS, on June 17, 2002, the City of Clackamas was notified by Housing Element and

WHEREAS, Clackamas County Government Code Section 22.02 requires that local government review its housing element as frequently as practicable to ensure the appropriateness of the housing goals, objectives, and policies in conformity with the intent of the state housing law, the effectiveness of the housing element in addressing the community's housing goals and objectives, and the progress of the city in implementation of the housing element; and

WHEREAS, City of Clackamas has performed the review and has prepared a draft revision of the housing element to reflect the results of the review and provide goals and policies for the housing period ending in 2017; and

WHEREAS, the revised Housing Element was prepared with the assistance of a Clackamas Advisory Committee, which had the meeting held at which were adopted the findings and

WHEREAS, on March 14, 2002, the Clackamas Planning Commission considered the revised housing element and a staff report and voted to recommend the document to the City Council and

WHEREAS, on March 18, 2002, the Clackamas City Council considered the revised housing element and a staff report and voted to approve the document for the City of Clackamas Department of Housing and Community Development (HCD) for its review and comment; and

WHEREAS, after submission of the revised housing element to HCD, which made a conditional finding of compliance with the statutory requirements of state housing element law on August 1, 2002; and

WHEREAS, HCD found the revised Housing Element in compliance with state housing element law conditioned upon the City's agreement to revise and adopt a development code consistent with state law and prepare for business and emergency shelter sites by 2010; and

WHEREAS, the City is currently preparing a Development Code Update which will include the actions requested by HCD in its August 1, 2002 correspondence; and

WHEREAS, in response to state-mandated requirements and local needs, the City of Clackamas has previously adopted Clackamas County Ordinance 2001-17 allowing for the development of a housing element in single-family detached lots

WHEREAS, a Notice of Public Review of Proposed Negative Declaration for the revised Housing Element was issued on June 15, 2002; and

WHEREAS, comments were received during the thirty-day public comment period and the responses have been incorporated into the public record; and

WHEREAS, on August 8, 2002, the Planning Commission considered the revised Housing Element found in compliance with State housing element law by HCD at a duly noticed public hearing and voted to recommend approval of said document and its environmental findings to the City Council; and

WHEREAS, on September 3, 2002, the Council held a duly noticed public hearing on the revised Housing Element found in compliance with State housing element law by HCD and its environmental findings; and

WHEREAS, the City Council has considered the comments made by HCD; and

WHEREAS, an Initial Study and Negative Declaration were presented to the City Council pursuant to the California Environmental Quality Act (CEQA), and recommendations made by the City Planner and the Planning Commission for the revised Housing Element, and said recommendations have been considered by the City Council; and

WHEREAS, the City Council has fully considered the Initial Study and Negative Declaration for the revised Housing Element.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CLOVIS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby adopts a Negative Declaration for the draft, pursuant to the requirements of the California Environmental Quality Act (CEQA), as amended, and a "De Minimis" finding exemption pursuant to the requirements of the California Department of Fish and Game Code Section 711.4, for the revised Housing Element.

SECTION 2. Council finds and determines using independent judgment, after public hearing and after review of the entire public record, and all testimony and comments submitted, that an amendment of the Clovis General Plan Housing Element, referred to as the revised Housing Element, complies with the requirements of Government Code Section 65302(c)

SECTION 3. The document attached hereto marked Exhibit A is hereby approved and adopted as the revised Housing Element as an amendment of the General Plan of the City of Clovis.

SECTION 4. The City Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council of the City of Clovis held on September 3, 2002:

WHEREAS, a House of Public Affairs of the County of ...
has been organized and is now in session

WHEREAS, the ...
has been organized and is now in session

WHEREAS, the ...
has been organized and is now in session

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has been organized and is now in session

WHEREAS, the ...
has been organized and is now in session

Resolution No. 02-107 (Housing Element update) was adopted by the following vote, confirming the specific vote on the items as referenced above:

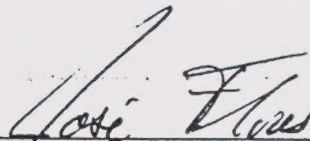
YES: Councilmembers Armstrong, Ashbeck, Magsig, Wynne, Mayor Flores

NOES: None

ABSENT: None

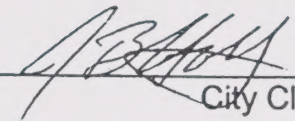
ABSTAIN: None

DATED: September 3, 2002



Mayor

Ccres\housing element



City Clerk





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U.C. BERKELEY LIBRARIES



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